

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE:

AUG 12 1994

LEASE No. GS-11B-20970 "NEG"

THIS LEASE, made and entered into this date between PARCEL 49C LIMITED PARTNERSHIP

whose address is: c/o Republic Properties Corporation  
1130 Connecticut Avenue, NW, #650  
Washington, DC 20036

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

- 1.) A TOTAL OF 287,483 NET USABLE SQUARE FEET (NUSF) OF OFFICE AND RELATED SPACE CONSISTING OF 313 NUSF ON FLOOR EL.+14, 21,684 NUSF ON FLOOR EL.+23, 24,535 NUSF ON FLOOR EL.+35, 29,074 NUSF ON EACH OF FLOORS 1 THROUGH 7, AND 37,433 NUSF ON FLOOR 8, IN THE BUILDING KNOWN AS PORTALS BUILDING, LOCATED AT 445 12TH STREET, SW, WASHINGTON, DC 20024 (AS SHOWN ON ATTACHED PLANS).
- 2.) ELEVEN OFFICIAL PARKING SPACES WITHIN THE BUILDING.
- 3.) ONE LOADING DOCK DEDICATED TO THE EXCLUSIVE USE AND CONTROL OF THE GOVERNMENT ABLE TO ACCOMMODATE AT LEAST TWO 40' TRACTOR TRAILERS SIMULTANEOUSLY.
- 4.) ONE PARKING SPACE FOR A TRUCK (14' LONG, 8' WIDE, 8' HIGH) CONTIGUOUS TO LOADING DOCK.
- 5.) ROOFTOP SPACE OF AT LEAST 7,500 SQUARE FEET OF UNOBSTRUCTED ROOF SPACE WITH NO DIMENSION OF LESS THAN 60 FEET.

to be used for SUCH PURPOSES AS DETERMINED BY THE GOVERNMENT.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term TO BE SET FORTH IN SUPPLEMENTAL LEASE AGREEMENT NUMBER 1, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$11,169,200.00 at the rate of \$930,766.67 per MONTH in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: PARCEL 49C LIMITED PARTNERSHIP, C/O REPUBLIC PROPERTIES CORPORATION, 1130 CONNECTICUT AVENUE, NW, #650, WASHINGTON, DC, 20036.

4. The Government may terminate this lease at any time by giving at least 180 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals: THE GOVERNMENT SHALL HAVE THE RIGHT TO ONE (1) RENEWAL OPTION FOR A FIVE (5) YEAR TERM AT A RENTAL RATE OF \$X,XXX,XXX.XX PER ANNUM PAYABLE AT THE RATE OF \$XXX,XXX.XX PER MONTH IN ARREARS. SUCH RATE SHALL BE IN ADDITION TO ALL ACCRUED OPERATING COST ESCALATIONS. Such option shall become effective provided notice be given in writing to the Lessor at least 90 DAYS before the end of the original lease term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. ALL SERVICES, MAINTENANCE, ALTERATIONS, REPAIRS, AND UTILITIES IN ACCORDANCE WITH SFO NO. 88-100 AND ALL ATTACHMENTS AND RIDERS MADE A PART OF THIS LEASE, except that the Government shall reimburse the Lessor \$6,522,214.00, either in a lump sum or amortized over the term of the Lease for the work required by the Performance Specifications in accordance with the terms and provisions of Rider No. 1 to the Lease.

7. The following are attached and made a part hereof:

- ✓ 1. SOLICITATION FOR OFFERS (SFO) NO. 88-100 - 46 PAGES
- ✓ 2. AMENDMENTS 1-11 TO SFO 88-100 - 59 PAGES
- ✓ 3. SFO NO. 88-100 ATTACHMENT A - PERFORMANCE SPECIFICATIONS - 231 PAGES
- ✓ 4. SFO NO. 88-100 ATTACHMENT B - ALTERNATES SECTION - 3 PAGES
- ✓ 5. SFO NO. 88-100 ATTACHMENT C - SPACE PLANNING SCOPE OF WORK - 9 PAGES
- ✓ 6. SFO NO. 88-100 ATTACHMENT D - CLARIFICATIONS FOR SPECIAL REQUIREMENTS - 6 PAGES
- ✓ 7. LEASE RIDER #1 - TENANT DESIGN AND BUILDOUT - 8 PAGES
- ✓ 8. LEASE RIDER #2 - CLARIFICATIONS TO GENERAL CLAUSES - 4 PAGES
- ✓ 9. LEASE RIDER #3 - PURCHASE OPTION - 1 PAGE
- ✓ 10. LEASE RIDER #4 - TECHNICAL AND AWARDS FACTORS SUMMARY - 8 PAGES
- ✓ 11. LEASE RIDER #5 - ALTERNATE PROPOSALS - 2 PAGES
- ✓ 12. GSA FORM 3517, GENERAL CLAUSES (REV 1/91), 24 PAGES
- ✓ 13. GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS (REV 1/91), 8 PAGES
- ✓ 14. GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT - 1 PAGE
- ✓ 15. SMALL BUSINESS ADMINISTRATION SUBCONTRACTING PLAN - 7 PAGES
- ✓ 16. FLOOR PLANS OF LEASED AREA - 5 PAGES
- ✓ 17. UNIFORM FEDERAL ACCESSIBILITY STANDARDS - 89 PAGES

8. The following changes were made in this lease prior to its execution:

PARAGRAPHS 4 AND 5 OF THIS STANDARD FORM 2 HAVE BEEN DELETED IN THEIR ENTIRETY.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - PARCEL 49C LIMITED PARTNERSHIP

BY: Portals Development Associates Limited  
Partnership, General Partner

BY: Republic Properties Corporation,  
General Partner

BY: (b) (6)  
President

IN THE PRESENCE OF: Ronald L. Rander ADDRESS 7739 Inverness Dr. Falls Church VA

UNITED STATES OF AMERICA

BY: (b) (6)  
MR. JAMES SMILE

CONTRACTING OFFICER, GSA, NCR, OPR, REL

GENERAL SERVICES ADMINISTRATION  
286,500 TO 305,500 NET USABLE SQUARE FEET  
WASHINGTON, DC

SFO 88-100 1/2

NAME: JAMES SMALE  
TITLE: CONTRACTING OFFICER

THE INFORMATION COLLECTION REQUIREMENTS CONTAINED IN THIS SOLICITATION/  
CONTRACT THAT ARE NOT REQUIRED BY REGULATION, HAVE BEEN APPROVED BY THE  
OFFICE OF MANAGEMENT AND BUDGET PURSUANT TO THE PAPERWORK REDUCTION ACT  
AND ASSIGNED THE OMB CONTROL NO. 3090-0163.

September 26, 1991

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## SECTION: SUMMARY OF SOLICITATION

### 1 AMOUNT AND TYPE OF SPACE

THE GENERAL SERVICES ADMINISTRATION (GSA) IS INTERESTED IN LEASING A MINIMUM OF 286,500 NET USABLE SQUARE FEET TO A MAXIMUM OF 305,500 NET USABLE SQUARE FEET. TO BE CONSIDERED, OFFERS MUST BE CONTIGUOUS SPACE LOCATED IN A QUALITY BUILDING OF SOUND AND SUBSTANTIAL CONSTRUCTION AS DESCRIBED IN THIS SOLICITATION FOR OFFERS; HAVE A POTENTIAL FOR EFFICIENT LAYOUT, AND BE WITHIN THE SQUARE FOOTAGE RANGE. IT IS PREFERRED THAT THE OFFEROR HAVE THE ABILITY TO OFFER AN OPTION OF 30,000 ADDITIONAL SQUARE FEET TO BE EXERCISED WITHIN 180 DAYS OF LEASE AWARD.

### 2 AREA OF CONSIDERATION

THE SPACE MUST BE IN AN AREA BOUNDED BY:

DOWNTOWN WASHINGTON, D.C., WITHIN THE FOLLOWING BOUNDARIES: P STREET ON THE NORTH, 23RD STREET ON THE WEST, OHIO DRIVE ON THE SOUTH WEST, ALONG INTERSTATE 395 ON THE SOUTH TO 1ST STREET, SE AND NE ON THE EAST.

### 3 LOCATION: CITY CENTER

#### NEIGHBORHOOD:

SPACE MUST BE LOCATED IN A PRIME COMMERCIAL OFFICE DISTRICT WITH ATTRACTIVE, PRESTIGIOUS, PROFESSIONAL SURROUNDINGS WITH A PREVALENCE OF MODERN DESIGN AND/OR TASTEFUL REHABILITATION IN MODERN USE. STREETS AND PUBLIC SIDEWALKS SHOULD BE WELL MAINTAINED.

#### PARKING AND TRANSPORTATION:

OFFEROR MUST PROVIDE ELEVEN (11) OFFICIAL PARKING SPACES WITHIN THE BUILDING AND ONE PARKING SPACE FOR A TRUCK (14' LONG, 8' WIDE, 8' HIGH) CONTIGUOUS TO LOADING DOCK. A MINIMUM OF ONE (1) LOADING DOCK MUST BE DEDICATED TO THE EXCLUSIVE USE AND CONTROL OF THE FCC. THE LOADING DOCK MUST ACCOMMODATE AT LEAST TWO 40' TRACTOR TRAILERS SIMULTANEOUSLY.

THERE MUST BE AN OPERATING METRORAIL STATION WITHIN 2000 WALKABLE LINEAR FEET OF THE BUILDING WITH A HANDICAPPED SERVICE ELEVATOR AS WELL AS EMPLOYEE PARKING WITHIN THE BUILDING THAT IS SUFFICIENT TO COVER THE COMMUTING NEEDS OF EMPLOYEES. THE BUILDING MUST PROVIDE AT LEAST THE NUMBER OF PARKING SPACES REQUIRED IN LOCAL CODES AND ORDINANCES FOR NEW BUILDINGS. PARKING FACILITIES MUST BE ABLE TO ACCOMMODATE VANS AND HANDICAPPED EQUIPPED VEHICLES WITH LIFT DEVICES. UNDERGROUND PARKING AREAS SHOULD BE WELL VENTILATED AND BE EQUIPPED WITH CARBON DIOXIDE DETECTOR ALARMS.

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September 26, 1991

#### 4 UNIQUE REQUIREMENTS

**MONITORING:** *has certified prior to the time specified for receipt of bid and final offers by*

OFFERORS MUST CERTIFY COMPLIANCE WITH THE BELOW CRITERIA THROUGH SUBMISSION OF A STATEMENT PREPARED BY A REGISTERED PROFESSIONAL ENGINEER WHO HAS VERIFIED COMPLIANCE THROUGH ONSITE MEASUREMENTS AND OBSERVATIONS.

MONITORING ENVIRONMENT AND ANTENNA INSTALLATION REQUIREMENTS ARE AS FOLLOWS:

**A. MONITORING ENVIRONMENT SITE CERTIFICATION STATEMENT**

OFFEROR MUST SUBMIT A STATEMENT SIGNED BY A REGISTERED PROFESSIONAL ENGINEER WHICH CERTIFIES THAT THE BUILDING SITE OFFERED IS IN COMPLIANCE WITH MONITORING ENVIRONMENT REQUIREMENTS LISTED HEREIN. IN THIS STATEMENT, THE ENGINEER MUST ATTEST TO THE FACT THAT COMPLIANCE WAS DETERMINED BY ON-SITE MEASUREMENTS AND OBSERVATIONS. SIGNAL AND NOISE FIELD STRENGTH MEASUREMENTS MUST BE MADE AT A HEIGHT APPROXIMATELY EQUIVALENT TO THAT OF THE OFFERED BUILDING ROOF. IF NO BUILDING EXISTS AT THE OFFERED SITE, MEASUREMENTS SHOULD BE MADE FROM THE BUILDING WHICH IS NEAREST THE SITE OFFERED AND WHICH IS OF APPROXIMATELY EQUIVALENT HEIGHT TO THE BUILDING OFFERED. THE SITE AT WHICH MEASUREMENTS ARE MADE MUST BE IDENTIFIED IN RELATION TO THE OFFERED BUILDING OR BUILDING SITE. THE METHOD OF IDENTIFICATION MAY BE BY STREET ADDRESS, AERIAL PHOTOGRAPH, STREET MAP OR COMBINATION OF ALL THREE. A COPY OF THE ENGINEER'S REPORT AND MEASUREMENTS MUST BE SUBMITTED WITH THE CERTIFICATION STATEMENT.

AT A MINIMUM, THE TESTS MUST BE CONDUCTED OVER A CONTINUOUS 24-HOUR PERIOD DURING A NORMAL BUSINESS WORKWEEK. THIS DOES NOT MEAN THAT EVERY INDIVIDUAL FREQUENCY MUST BE CONTINUOUSLY MONITORED FOR 24 HOURS, BUT THAT ANY SIGNAL THAT REASONABLY DURING NORMAL OPERATION WOULD COME ON THE AIR CONTINUOUSLY FOR MORE THAN AN HOUR DURING A COMPLETE 24-HOUR CYCLE MUST BE CAPTURED. STRONG SIGNALS THAT APPEAR TO BE ON FOR MORE THAN AN HOUR SHOULD BE DOCUMENTED IN DETAIL TO IDENTIFY THEIR ACTUAL DUTY CYCLE.

**B. THE MONITORING CRITERIA IS AS FOLLOWS:**

1. THE SITE MUST NOT BE SUBJECTED TO SIGNALS, OTHER THAN TELEVISION, BELOW 470 MHz FROM ANY SINGLE RADIATING TRANSMITTER PRODUCING AN AVERAGE FIELD STRENGTH OF 130 mV/m PLUS 4 db, AND WHICH TRANSMITS A SIGNAL CONTINUOUSLY FOR MORE THAN ONE HOUR IN ANY 24 HOUR PERIOD.

FIELD STRENGTH MEASUREMENTS MUST BE MADE IN THE FREQUENCY RANGE FROM 10 kHz TO 470 MHz. THE SIGNAL AND NOISE FIELD STRENGTH CRITERIA SHOULD BE CERTIFIED OVER THIS RANGE. FLEXIBILITY TO USE ANTENNAS OF ANY POLARIZATION AND DIRECTIONAL PATTERN, AND TO POINT DIRECTIONAL ANTENNAS IS REQUIRED. AS A PRACTICAL MATTER, IT IS SUGGESTED THAT THE ENTIRE SPECTRUM OF INTEREST FIRST BE SURVEYED USING A CALIBRATED SCANNING RECEIVER OR SPECTRUM ANALYZER CONNECTED TO BROADBAND, CALIBRATED, VERTICALLY POLARIZED, OMNIDIRECTIONAL ANTENNAS. ONCE THE STRONGER SIGNALS APPROACHING THE CRITERIA LEVEL ARE IDENTIFIED, THE HORIZONTAL COMPONENTS OF ONLY THESE STRONGER SIGNALS MAY BE MEASURED, PEAKING THE SIGNAL BY ROTATING THE HORIZONTALLY POLARIZED ANTENNA.

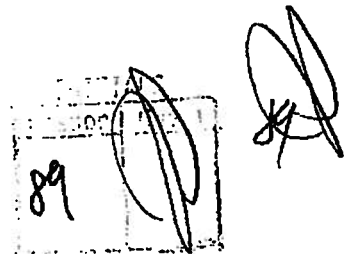
2. THE SITE MUST NOT BE SUBJECTED TO ELECTRICAL NOISE PEAKS OF FREQUENT RECURRENCE WHICH EXCEED PEAK MEASURED FIELD VALUES OF 10 mV/m IN ANY 10 kHz BANDWIDTH.

OUR INTEREST IS IN OFF-THE-AIR MEASUREMENT OF NOISE SIGNALS IMPINGING IN THE PROPOSED MONITORING ANTENNA LOCATION. THE INTENT OF THE SOLICITATION COULD BE COMPLIED WITH BY AUTOMATICALLY SAMPLING NUMEROUS VACANT FREQUENCIES DISTRIBUTED ACROSS THE SPECTRUM OF INTEREST TO DETERMINE WHICH FREQUENCY BANDS HAVE THE HIGHEST NOISE ACTIVITY, AND THEN CONTINUOUSLY MONITORING THOSE FREQUENCIES WITH THE HIGHEST NOISE TO DETERMINE THE ACTUAL PEAK INTENSITIES ON PEAKS OF FREQUENT RECURRENCE. IF A TEMPORARY SITE CONDITION IS IDENTIFIED (e.g. ELECTRICAL NOISE FROM A CONSTRUCTION SITE), REPORT THE TEMPORARY SITE CONDITION, EXPLAIN WHY YOU BELIEVE THE CONDITION IS TEMPORARY, AND DESCRIBE THE METHOD USED TO CORRELATE THE INTERFERENCE MEASURED WITH THE TEMPORARY CONDITION.

3. THERE SHALL BE NO OVERSHADOWING BUILDINGS OR ROOFTOP STRUCTURES WITHIN ONE QUARTER MILE RADIUS OF THE SITE WHICH COULD IMPAIR THE FCC'S MONITORING OR RADIO DIRECTION FINDING CAPABILITY FROM THE INSTALLED ANTENNAS/TOWERS.

**C. COMMUNICATIONS CENTER CERTIFICATION STATEMENT**

THE OFFEROR MUST SUBMIT A STATEMENT FROM A REGISTERED PROFESSIONAL ENGINEER WHICH CERTIFIES THAT THE BUILDING OFFERED WILL FULLY SATISFY FCC COMMUNICATIONS CENTER REQUIREMENTS.

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D. COMMUNICATIONS CENTER LOCATION REQUIREMENTS ARE AS FOLLOWS:

1. THE FOB COMMUNICATIONS CENTER MUST BE LOCATED ON AN UPPER LEVEL OF THE BUILDING SO THAT RF CABLE LENGTHS DO NOT EXCEED 100 LINEAR FEET FROM THE TRANSMITTER/RECEIVER TO THE ANTENNA TOWER BASE CONNECTIONS.
2. FOUR (4) FIVE INCH METAL CONDUITS MUST LINK THE COMMUNICATIONS CENTER TO THE BUILDING ROOF AND CABLE EXIT POINT (WEATHER HEAD). THESE METAL CONDUITS MUST BE INSTALLED WITHOUT BREAKS AND WITH A MINIMUM NUMBER OF 90 DEGREE SWEEP BENDS.
3. TWO (2) FOUR INCH METAL CONDUITS MUST LINK THE COMMUNICATIONS CENTER TO THE RISER SYSTEM DESCRIBED IN THE FCC TELECOMMUNICATIONS DISTRIBUTION SYSTEM SECTION OF THIS SFO.

E. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS

**GSA has been provided**  
~~OFFEROR SHALL PROVIDE~~ WRITTEN EVIDENCE FROM APPROPRIATE ZONING AUTHORITIES THAT FCC ANTENNAS CAN BE INSTALLED ON THE ROOF IN FULL COMPLIANCE WITH LOCAL ZONING REQUIREMENTS. IF ANTENNA SCREENING IS REQUIRED, THE OFFEROR MUST SPECIFY THE MATERIAL AND SCREENING METHOD WHICH WILL BE USED. THE SCREENING METHOD MUST NOT DEGRADE FCC MONITORING CAPABILITY OR PERFORMANCE OF ANTENNAS.

F. ANTENNA INSTALLATION SPACE CERTIFICATION.

OFFEROR MUST SUBMIT A STATEMENT FROM A REGISTERED PROFESSIONAL ENGINEER AND THE BUILDING ARCHITECT WHICH CERTIFIES THAT THE BUILDING OFFERED WILL FULLY SATISFY REQUIREMENTS FOR INSTALLATION FOR FCC ANTENNAS AND TOWERS.

G. ANTENNA INSTALLATION AND SPACE REQUIREMENTS ARE AS FOLLOWS:

1. ROOFTOP SPACE DESIGNATED BY THE OFFEROR AS THE AREA FOR THE FCC ANTENNA ARRAY MUST PROVIDE A MINIMUM OF 7,500 SQUARE FEET OF UNOBSTRUCTED ROOF SPACE FOR ANTENNAS AND TOWERS, AT THE HIGHEST POINT OF THE BUILDING, WITHOUT DEGRADATION OF DESIGNED ANTENNA PERFORMANCE. NO DIMENSION OF THIS SPACE SHALL BE LESS THAN 60 FEET.
2. THE OFFEROR MUST PROVIDE AND INSTALL PADS AND ANCHOR POINTS FOR FOUR (4) ANTENNA TOWERS WHICH ARE REQUIRED FOR MOUNTING THE ANTENNAS ON THE ROOF AREA. THREE OF THE ANTENNAS HAVE A VERTICAL LOAD OF 1,000 POUNDS AND GUY ANCHOR LOADS OF 5,000 POUNDS EACH AND ONE HAS A VERTICAL LOAD OF 5,000 POUNDS AND GUY ANCHOR LOAD OF 15,000 POUNDS. THE POSITION OF THE TOWER SUPPORTS WILL BE DETERMINED BY THE FCC. THE FCC WILL INSTALL THE ANTENNAS AND TOWERS. ANTENNA HEIGHTS WILL BE DEPENDENT ON BUILDING LOCATION. HEIGHT AND DESIGN ARE TO COMPLY TO ZONING REQUIREMENTS.
3. THE OFFEROR MUST PROVIDE A DIAGRAM OF THE ROOFTOP AREA DESIGNATED FOR INSTALLATION OF FCC ANTENNAS AND AN ELEVATION DIAGRAM SHOWING THE PROPOSED LOCATION OF THE TOWERS AND ANTENNA ARRAY. THE ANTENNA TYPES TO BE INSTALLED ARE AS FOLLOWS:
  - HORIZONTALLY POLARIZED ROTATABLE HF LOG PERIODIC ANTENNA (6-30 MHz)
  - VERTICALLY POLARIZED ROTATABLE VHF LOG PERIODIC ANTENNA
  - VERTICALLY POLARIZED ROTATABLE UHF LOG PERIODIC ANTENNA
  - VHF DISCONE ANTENNA
  - UHF DISCONE ANTENNA
  - SEVERAL WIRE HF DIPOLE ANTENNAS STRUNG BETWEEN SHORT TOWERS (WHICH MAY SUPPORT OTHER ANTENNAS)
  - STACKED YAGI 450 MHz COMMUNICATIONS LINK ANTENNA
  - 2.5 METER SATELLITE COMMUNICATIONS DISH ANTENNA
4. IF FCC ANTENNAS CANNOT BE MOUNTED ON COMMERCIALY AVAILABLE SHORT, FIXED TOWERS, THE LESSOR MUST DESCRIBE THE INSTALLATION METHOD TO BE USED. ANY ALTERNATE METHODS OF INSTALLATION MUST BE APPROVED BY THE

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September 26, 1991

CONTRACTING OFFICER. IF ALTERNATIVE ANTENNA TOWER INSTALLATION METHODS ARE PROPOSED, THE OFFEROR MUST SUBMIT DETAILED PLANS FOR FCC APPROVAL. IN SUCH AN EVENT, THE OFFEROR MUST PROVIDE ALL HARDWARE AND INSTALLATION SERVICES REQUIRED TO SATISFY THE ANTENNA REQUIREMENTS.

- B. THE LESSOR SHALL GRANT THE FCC ABSOLUTE CONTROL AND FIRST RIGHT OF REFUSAL OVER ALL INSTALLATIONS OF TRANSMITTERS, ANTENNAS, OR OTHER STRUCTURES ON THE ROOF AREA WHICH MAY INTERFERE WITH THE FCC'S MONITORING CAPABILITY.

**"FIRE PROTECTION"**

PRIOR TO OCCUPANCY, THE LESSOR SHALL PROVIDE, AT NO COST TO THE GOVERNMENT, CERTIFICATION THAT ALL IDENTIFIED FIRE PROTECTION DEFICIENCIES AND ENHANCEMENTS HAVE BEEN CORRECTED. THE CERTIFICATION SHALL BE MADE BY A REGISTERED FIRE PROTECTION ENGINEER AND SHALL INCLUDE THE ENGINEER'S SEAL AND REGISTRATION NUMBER.

**5 LEASE TERM**

THE LEASE TERM WILL BE FOR TWENTY (20) YEARS.

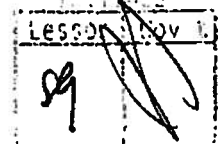
**6 OFFER DUE DATE**

OFFERS ARE DUE BY NOVEMBER 12, 1990 AND MUST REMAIN OPEN UNTIL LEASE EXECUTION.

**7 OCCUPANCY DATE**

THE OFFERED SPACE MUST BE READY FOR INITIAL OCCUPANCY NO LATER THAN JANUARY 1993 AND BE READY FOR COMPLETE OCCUPANCY NO LATER THAN JULY 1993,

subject to the terms and conditions of  
Rider No. 1 to this SFO 88-100. *[Signature]*



**8 HOW TO OFFER**

OFFERS ARE TO BE SUBMITTED TO THE CONTRACTING OFFICER AT: GENERAL SERVICES ADMINISTRATION, REAL ESTATE DIVISION, 7TH & D STREETS, SW. (WPB) WASHINGTON, DC 20407.

NO LATER THAN THE CLOSE OF BUSINESS ON THE OFFER DUE DATE THE FOLLOWING DOCUMENTS, PROPERLY EXECUTED AND CERTIFIED MUST BE SUBMITTED:

- A. GSA FORM 1364, PROPOSAL TO LEASE SPACE (ENCLOSED).
- B. ATTACHED TO GSA FORM 1364 REFERENCED IN SUBSECTION (A) OF THIS PARAGRAPH B. OFFERORS MUST SUBMIT THE FOLLOWING INFORMATION:
  1. THE PRICE PER NET USABLE SQUARE FOOT (THIS PRICE SHALL EXCLUDE SERVICES AND UTILITIES (OPERATING EXPENSES) AND PERFORMANCE SPECIFICATIONS)
  2. THE BASE PRICE PER NET USABLE SQUARE FOOT FOR SERVICES AND UTILITIES (OPERATING EXPENSES)
  3. THE PRICE PER NET USABLE SQUARE FOOT FOR PERFORMANCE SPECIFICATIONS
  4. THE ANNUAL PRICE PER NET USABLE SQUARE FOOT WHICH IS THE SUM OF 1, 2 AND 3 OF THIS PARAGRAPH B.
  5. THE PRICE PER SQUARE FOOT FOR EACH ALTERNATE LISTED IN THE "ALTERNATES" SECTION OF THE SFO.
  6. THE TOTAL COST FOR EACH ALTERNATE LISTED IN THE "ALTERNATES" SECTION OF THE SFO. (THE COST FOR EACH ALTERNATE SHOULD BE SEPARATELY STATED).
- C. GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT (ENCLOSED).
- D. GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS (ENCLOSED).
- E. GSA FORM 3517, GENERAL CLAUSES (ENCLOSED).
- F. ONE-EIGHTH INCH (PREFERRED) OR LARGER SCALE BLUE LINE PLANS OF THE SPACE OFFERED. PHOTOSTATIC COPIES ARE NOT ACCEPTABLE. THE OFFEROR MUST CERTIFY THAT BASE BUILDING PLANS ARE ACCURATE. ALL ARCHITECTURAL FEATURES OF THE SPACE MUST BE ACCURATELY SHOWN. IF REQUESTED, MORE INFORMATIVE PLANS MUST BE PROVIDED WITHIN 10 DAYS.
- G. A LIST OF UNIT COSTS FOR ADJUSTMENTS (SEE PARAGRAPH 17 ENTITLED "UNIT COSTS FOR ADJUSTMENT").
- H. AN HOURLY OVERTIME RATE FOR OVERTIME USE OF HEATING AND COOLING (SEE PARAGRAPH 77 ENTITLED "OVERTIME USAGE"), USING AN OVERTIME WORKSHEET AND A LIST OF BUILDING EQUIPMENT.
- I. EVIDENCE OF CAPABILITY TO PERFORM (SEE PARAGRAPH 9).
- J. CONSTRUCTION SCHEDULE
- K. AERIAL PHOTOGRAPHS (8" X 10") OF THE SITE AND ITS RELATION TO SURROUNDING BUILDINGS, STREETS, AND OPEN SPACE.
- L. A MAP SHOWING LOCATION OF THE PROPOSED SITE RELATIVE TO METRORAIL STOPS AND COMMERCIAL AREAS.
- M. EACH OF THE CERTIFICATIONS REQUIRED IN PARAGRAPH 4.
- N. COST ESTIMATE SHEETS INCLUDED IN THE RIDER IDENTIFIED AS PERFORMANCE SPECIFICATIONS.
- O. RESPONSES TO SOURCE SELECTION CRITERIA.
- P. CONSTRUCTION SCHEDULE (SEE PARAGRAPH 25).
- Q. ALL OFFERORS MUST BE PREPARED TO GIVE A PRESENTATION, AT NO COST TO THE GOVERNMENT, TO FCC AND GSA REPRESENTATIVES FOR THE PURPOSE OF DEMONSTRATING A CLEAR UNDERSTANDING OF THE REQUIREMENTS SPECIFIED IN THIS SOLICITATION. THE OFFEROR IS RESPONSIBLE FOR CONDUCTING RELEGATION. HOW THEIR BUILDING WILL SUCCED.



~~REPRESENTATIVE OF THE FCC. AND CONVEY VOUCHER AND VOUCHER THE LONGER IN THE SECTION OF THE BUILDING. THE TIME  
PLACE FOR THIS PRESENTATION WILL BE SCHEDULED BY GSA AND FCC.~~

OFFERORS ARE EXPECTED TO ACCURATELY MEASURE MASF. FAILURE TO DO SO WILL BE AT THE OFFEROR'S RISK. IT IS THE RESPONSIBILITY OF EACH OFFEROR TO INSURE THAT HIS OR HER SQUARE FOOT MEASUREMENT IS CORRECT. IF ADDITIONAL INFORMATION IS NEEDED, THE CONTRACTING OFFICER SHOULD BE CONTACTED. MEASUREMENTS OF SPACE OF THE SUCCESSFUL OFFEROR WILL BE VERIFIED.

THERE WILL BE NO PUBLIC OPENING OF OFFERS AND ALL OFFERS WILL BE CONFIDENTIAL UNTIL THE LEASE HAS BEEN AWARDED.

OFFERS ARE REQUIRED FOR A FIRM 20-YEAR LEASE TERM.

OFFERS ARE ALSO REQUIRED FOR A FIRM 20-YEAR LEASE TERM WITH AN ASSIGNABLE OPTION TO PURCHASE THE FEE SIMPLE INTEREST AT THE EXPIRATION OF THE LEASE TERM.

THE PURCHASE OPTION MUST INCLUDE A FIXED PRICE OR A BASE PRICE WITH ADJUSTMENTS THAT CAN BE CONVERTED TO TOTAL DOLLARS FOR EVALUATION PURPOSES.

OFFERORS MUST PROVIDE EVIDENCE OF EITHER OWNERSHIP OR ABSOLUTE ABILITY TO ACQUIRE FEE SIMPLE INTEREST TO THE PROPERTY. ALL RECORDATION COSTS ASSOCIATED WITH THE TRANSFER OF TITLE TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO, ANY REVENUE STAMPS, RECORDATION CHARGES AND TRANSFER TAXES, ARE TO BE BORNE BY THE OFFEROR. AT THE TIME OF TRANSFER, TITLE MUST BE GOOD AND MARKETABLE AND FREE AND CLEAR OF ALL ENCUMBRANCES AND MUST BE CONVEYED BY A GENERAL WARRANTY DEED.

IF THE GOVERNMENT WILL NOT BE THE SOLE TENANT OF THE BUILDING, THE OFFEROR MUST PROVIDE THE NAMES OF OTHER TENANTS, SQUARE FEET OCCUPIED, AND LEASE EXPIRATION DATES.

OFFERS WHICH INCLUDE EVIDENCE THAT FEE SIMPLE INTEREST CANNOT BE ACQUIRED WILL BE PERMITTED TO SUBMIT AND WILL ONLY

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~~Star~~ **[9 EVIDENCE OF CAPABILITY TO PERFORM]**

~~AT THE TIME OF SUBMISSION OF OFFERS, OFFERORS SHALL SUBMIT TO THE CONTRACTING OFFICER:~~

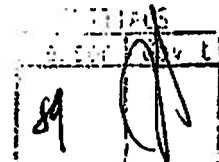
1. SATISFACTORY EVIDENCE OF AT LEAST A CONDITIONAL COMMITMENT OF FUNDS IN AN AMOUNT NECESSARY TO PREPARE THE SPACE. SUCH COMMITMENTS MUST BE SIGNED BY AN AUTHORIZED BANK OFFICER AND AT A MINIMUM MUST STATE: AMOUNT OF LOAN, TERM IN YEARS, ANNUAL PERCENTAGE RATE, LENGTH OF LOAN COMMITMENT.
2. THE NAME OF THE PROPOSED CONSTRUCTION CONTRACTOR, AS WELL AS EVIDENCE OF HIS/HER EXPERIENCE, COMPETENCY, AND PERFORMANCE CAPABILITIES WITH CONSTRUCTION SIMILAR IN SCOPE TO THAT WHICH IS REQUIRED HEREIN.
3. THE LICENSE OF CERTIFICATION OF THE INDIVIDUAL(S) AND/OR FIRM(S), PROVIDING ARCHITECTURAL AND ENGINEERING DESIGN SERVICES, TO PRACTICE IN THE STATE WHERE THE FACILITY IS LOCATED.
4. COMPLIANCE WITH LOCAL ZONING LAWS OR EVIDENCE OF VARIANCES, IF ANY, APPROVED BY THE PROPER LOCAL AUTHORITY.
5. EVIDENCE OF OWNERSHIP OR CONTROL OF SITE.
6. THE NAME, ADDRESS, AND TELEPHONE NUMBER OF EACH PRINCIPAL, PARTNER, OR CO-VENTURER PARTICIPATING IN THE OFFER AND THE NAME OF A REPRESENTATIVE AUTHORIZED TO ACT ON BEHALF OF THE OFFEROR.
7. IF THE OFFEROR IS NOT AN INDIVIDUAL DOING BUSINESS UNDER HIS OWN NAME, A DESCRIPTION OF THE STATUS OF HIS ORGANIZATION (WHETHER A CORPORATION, A NON-PROFIT OR CHARITABLE INSTITUTION, A PARTNERSHIP, A BUSINESS ASSOCIATION, OR A JOINT VENTURE) INDICATING THE JURISDICTION UNDER WHOSE LAWS IT IS ORGANIZED AND OPERATING AND A BRIEF HISTORY OF THE ORGANIZATION AND ITS PRINCIPALS.
8. IDENTIFICATION OF THE PRINCIPALS, PARTNERS OR CO-VENTURERS PARTICIPATING IN THE OFFER WHO HAVE ENTERED INTO A WRITTEN AGREEMENT.

B. WITHIN THIRTY DAYS AFTER AWARD, THE SUCCESSFUL OFFEROR/LESSOR SHALL PROVIDE THE CONTRACTING OFFICER EVIDENCE OF:

1. A FIRM COMMITMENT OF FUNDS IN AN AMOUNT SUFFICIENT TO PERFORM THE WORK.
2. AWARD OF A CONSTRUCTION CONTRACT WITH A FIRM COMPLETION DATE.
3. ISSUANCE OF A BUILDING PERMIT COVERING CONSTRUCTION OF THE BUILDING, IF A BUILDING IS TO BE CONSTRUCTED.

**10 NEGOTIATIONS**

NEGOTIATIONS WILL BE CONDUCTED ON BEHALF OF THE GOVERNMENT BY THE GSA CONTRACTING OFFICER OR OTHER AUTHORIZED REPRESENTATIVE. THE GSA CONTRACTING OFFICER IS NAMED ON THE COVER OF THIS SOLICITATION. GSA WILL NEGOTIATE A RENTAL ~~AND ALL OTHER ASPECTS OF THE OFFER AS DEEMED NECESSARY.~~



## ~~11 PRICE EVALUATION (PRESENT VALUE)~~

PRICE EVALUATION OF OFFERS WILL BE ON THE BASIS OF THE TOTAL ANNUAL PRICE PER SQUARE FOOT, AS DESCRIBED IN PARAGRAPH A BELOW.

A. THE OFFEROR MUST SUBMIT ITS OFFER IN SUFFICIENT DETAIL FOR THE GOVERNMENT TO EVALUATE THE FOLLOWING:

1. THE PRICE PER NET USABLE SQUARE FOOT. THIS PRICE SHALL NOT INCLUDE ANY AMOUNT FOR SERVICES AND UTILITIES (I.E. OPERATING EXPENSES) AND PERFORMANCE SPECIFICATIONS.
2. THE BASE PRICE PER NET USABLE SQUARE FOOT FOR SERVICES AND UTILITIES (I.E. OPERATING EXPENSES).
3. THE PRICE PER NET USABLE SQUARE FOOT FOR PERFORMANCE SPECIFICATIONS.

ITEMS 1, 2, AND 3 OF THIS PARAGRAPH (A) COMBINED ARE THE ANNUAL PRICE PER SQUARE FOOT OFFERED. IF THE OFFER INCLUDED ANNUAL ADJUSTMENTS IN OPERATING EXPENSES, THE BASE PRICE FROM WHICH ADJUSTMENTS ARE MADE WILL BE THE BASE PRICE FOR THE TERM OF THE LEASE, AND FOR PRICE EVALUATION BY THE GOVERNMENT. EACH ELEMENT OF THE TOTAL ANNUAL PRICE PER SQUARE FOOT, DESCRIBED ABOVE, WILL BE EVALUATED BY THE GOVERNMENT, AND THE GOVERNMENT RESERVES THE RIGHT TO REJECT ANY OFFER IF IT IS DETERMINED THAT THE PRICE OFFERED FOR ANY ELEMENT OF THE TOTAL ANNUAL PRICE PER SQUARE FOOT IS DETERMINED TO BE OUTSIDE OF THE COMPETITIVE RANGE, OR IF THE TOTAL ANNUAL PRICE PER SQUARE FOOT IS DETERMINED TO BE MATERIALLY UNBALANCED.

B. THE GOVERNMENT WILL MAKE PRESENT VALUE PRICE EVALUATION BY REDUCING THE PRICES OFFERED TO A COMPOSITE ANNUAL SQUARE FOOT PRICE, AS FOLLOWS:

1. PARKING AND WAREYARD AREAS WILL BE EXCLUDED FROM THE TOTAL SQUARE FOOTAGE, BUT NOT FROM THE PRICE. FOR DIFFERENT TYPES OF SPACE, THE GROSS ANNUAL PER SQUARE FOOT PRICE WILL BE DETERMINED BY DIVIDING THE TOTAL ANNUAL RENTAL BY THE TOTAL SQUARE FOOTAGE MINUS THESE AREAS.
2. IF ANNUAL ADJUSTMENTS IN OPERATING EXPENSES WILL NOT BE MADE, THE GROSS ANNUAL PER SQUARE FOOT PRICE WILL BE DISCOUNTED ANNUALLY AT 8 PERCENT TO YIELD A GROSS PRESENT VALUE LIFE CYCLE COST (PVLCC) PER SQUARE FOOT.
3. IF ANNUAL ADJUSTMENTS IN OPERATING EXPENSES WILL BE MADE, THE ANNUAL PER SQUARE FOOT PRICE, MINUS THE BASE COST OF OPERATING EXPENSES, WILL BE DISCOUNTED ANNUALLY AT 8 PERCENT TO YIELD A NET PVLCC PER SQUARE FOOT. THE OPERATING EXPENSES WILL BE BOTH ESCALATED AT 4 PERCENT COMPOUNDED ANNUALLY AND DISCOUNTED ANNUALLY AT 8 PERCENT, THEN ADDED TO THE NET PVLCC TO YIELD THE GROSS PVLCC.
4. TO THE GROSS PVLCC WILL BE ADDED:
  - THE COST OF GOVERNMENT PROVIDED SERVICES NOT INCLUDED IN THE RENTAL ESCALATED AT 4 PERCENT COMPOUNDED ANNUALLY AND DISCOUNTED ANNUALLY AT 8 PERCENT.
  - THE ANNUALIZED (OVER THE FULL TERM) PER SQUARE FOOT COST OF ANY ITEMS WHICH ARE TO BE REIMBURSED IN A LUMP SUM PAYMENT. (THE COST OF THESE ITEMS IS PRESENT VALUE; THEREFORE, IT WILL NOT BE DISCOUNTED.)

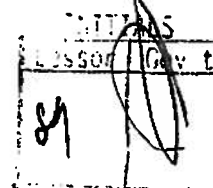
C. THE SUM OF THE ABOVE WILL BE THE PER SQUARE FOOT PRESENT VALUE OF THE OFFER FOR PRICE EVALUATION PURPOSES.

THE GOVERNMENT WILL CONDUCT INDEPENDENT PRICE EVALUATIONS OF THE TWO ALTERNATIVES (20-YEAR STRAIGHT LEASE, AND A 20-YEAR LEASE WITH PURCHASE OPTION) FROM EACH OFFEROR. BOTH PRICE EVALUATIONS WILL BE BASED UPON A NET PRESENT VALUE LIFE CYCLE COST (NPVLCC).

THE 20-YEAR STRAIGHT LEASE ALTERNATIVE WILL BE EVALUATED IN ACCORDANCE WITH SUB-PARAGRAPHS A, B, AND C OF THIS PARAGRAPH.

THE FOLLOWING SUB-PARAGRAPH D SHALL BE INSERTED TO EVALUATE OFFERS WHICH INCLUDE PURCHASE OPTIONS.

D. ADDED TO THE NET PRESENT VALUE (NPV) FIGURE, DERIVED THROUGH THE ANALYSIS OUTLINED IN SUB-PARAGRAPHS A, B AND C, WILL BE THE NPV FOR THE PURCHASE OPTION PRICE. THE PURCHASE OPTION PRICE WILL BE DISCOUNTED AT 8% PER ANNUM TO DETERMINE AN ANNUAL NET USABLE SQUARE FOOT PRICE (NPV PURCHASE PRICE DIVIDED BY THE NET USABLE SQUARE FEET OF THE BUILDING).



## 12 ALTERNATE PROPOSALS

THIS SOLICITATION SPECIFIES CERTAIN ITEMS FOR WHICH ALTERNATE PROPOSALS ARE REQUIRED. THE OFFER SHALL INCLUDE:

- THE ITEMIZED COST FOR LUMP SUM PAYMENT FOR EACH ALTERNATE LISTED IN THE ALTERNATES SECTION OF THE SFO. (THE COST FOR EACH ALTERNATE SHOULD BE SEPARATELY STATED.)
- THE INCREASE IN THE ANNUAL PRICE PER NET USABLE SQUARE FOOT IF THE ALTERNATE WERE INCLUDED. THIS SHOULD BE STATED SEPARATELY FOR EACH OF THE SIX ALTERNATES.

REFER TO ATTACHMENT "B" FOR COMPLETE ALTERNATES LIST.

## 13 AWARD

AFTER CONCLUSION OF NEGOTIATIONS, THE CONTRACTING OFFICER WILL REQUIRE THE OFFEROR SELECTED FOR AWARD TO EXECUTE THE PROPOSED LEASE PREPARED BY GSA WHICH REFLECTS THE PROPOSED AGREEMENT OF THE PARTIES.

THE PROPOSED LEASE SHALL CONSIST OF:

- A. STANDARD FORM 2, U.S. GOVERNMENT LEASE FOR REAL PROPERTY
- B. GSA FORM 3517, GENERAL CLAUSES
- C. GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS
- D. THE PERTINENT PROVISIONS OF THE OFFER, AND GSA FORM 1217
- E. THE SFO NO. 88-100
- F. THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS.

THE ACCEPTANCE OF THE OFFER AND AWARD OF THE LEASE BY THE GOVERNMENT OCCURS UPON EXECUTION OF THE LEASE BY THE GSA CONTRACTING OFFICER.

~~THE GOVERNMENT RESERVES THE RIGHT TO SELECT FROM EITHER OF THE TWO OFFER ALTERNATIVES. ONCE THE GOVERNMENT HAS SELECTED THE ALTERNATIVE UNDER WHICH IT WILL MAKE THE AWARD, ONLY THE NET PRESENT VALUE OF THE OFFEROR'S PROPOSAL FOR THAT ALTERNATIVE WILL BE CONSIDERED FOR PRICE EVALUATION PURPOSES. OFFERORS ARE ADVISED HOWEVER, THAT AWARD IS BASED UPON OTHER FACTORS IN ADDITION TO PRICE, AS EMPHATICALLY STATED IN PARAGRAPH 13 AND 14 OF THE SFO.~~ *89*

IN THE EVENT THE GOVERNMENT ELECTS TO EXECUTE A CONTRACT WITH A PURCHASE OPTION, THE GOVERNMENT RESERVES THE RIGHT TO ASSIGN ITS PURCHASE RIGHTS TO A THIRD PARTY. THE GOVERNMENT ALSO RESERVES THE RIGHT NOT TO EXERCISE THE PURCHASE OPTION.

## 14 ORGANIZATION OF SOLICITATION

THE PARAGRAPHS OF THIS SOLICITATION ARE SUBDIVIDED INTO MAJOR TOPICS OR "SECTIONS."

### SECTION: AWARD FACTORS

#### ~~15 GENERAL~~

~~THE CONTRACTING OFFICER WILL CONDUCT ORAL OR WRITTEN NEGOTIATIONS WITH ALL RESPONSIBLE OFFERORS THAT ARE WITHIN THE COMPETITIVE RANGE. THE COMPETITIVE RANGE WILL BE ESTABLISHED BY THE CONTRACTING OFFICER ON THE BASIS OF COST OR PRICE AND OTHER FACTORS THAT ARE STATED IN THIS SOLICITATION AND WILL INCLUDE ALL OFFERS THAT HAVE A REASONABLE CHANCE OF BEING SELECTED FOR AWARD. THE OFFERORS WILL BE PROVIDED A REASONABLE OPPORTUNITY TO SUBMIT ANY COST OR PRICE, TECHNICAL OR OTHER REVISIONS TO THEIR OFFERS THAT MAY RESULT FROM THE NEGOTIATIONS. NEGOTIATIONS WILL BE CLOSED WITH THE SELECTION OF THE BEST AND FINAL OFFER.~~ *89*

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~~16 OTHER FACTORS~~

AFTER REVIEW OF "BEST AND FINAL" OFFERS IS COMPLETED, THE LEASE WILL BE AWARDED TO THE OFFEROR WHOSE OFFER WILL BE MOST ADVANTAGEOUS TO THE GOVERNMENT, PRICE AND OTHER FACTORS CONSIDERED.

PRICE IS LESS IMPORTANT THAN TECHNICAL AND OTHER FACTORS.

THE FOLLOWING AWARD FACTOR(S), LISTED IN DESCENDING ORDER OF IMPORTANCE, WILL BE CONSIDERED IN ADDITION TO PRICE:

A. BUILDING EFFICIENCY

THIS FACTOR CONSIDERS HOW SUCCESSFULLY THE OVERALL BUILDING DESIGN AND STRUCTURAL ORGANIZATION OF THE BUILDING'S INTERIOR SPACE ALLOW THE OCCUPYING AGENCY TO ACHIEVE EFFICIENT LAYOUT OF ITS SPECIAL AND OFFICE SPACE AND BEST UTILIZE THE BUILDING'S FEATURES TO SATISFY ORGANIZATIONAL AND FUNCTIONAL REQUIREMENTS OF THE ORGANIZATION. THIS FACTOR ALSO CONSIDERS CORE SIZE, CORE LOCATION, FLOOR SIZE, FLOOR ARTICULATION, COLUMN SPACING AND OTHER BUILDING FEATURES WHICH AFFECT THE EFFICIENT LAYOUT AND UTILITY OF THE OFFERED SPACE. AS A MINIMUM REQUIREMENT, OFFERORS ARE REQUIRED TO SUBMIT DIMENSIONED BLOCKING AND STACKING PLANS WHICH DEMONSTRATE AN ABILITY TO ACCOMMODATE THE PREFERRED STACKING PLAN (ATTACHMENT A).

B. NEIGHBORHOOD

THIS FACTOR CONSIDERS THE PHYSICAL CONDITION OF SURROUNDING BUILDINGS/STREETS AND NEIGHBORHOOD CHARACTERISTICS. HANDICAP ACCESSIBILITY THROUGHOUT THE NEIGHBORHOOD WILL ALSO BE CONSIDERED. THIS FACTOR FURTHER CONSIDERS THE VARIETY, QUALITY AND PROXIMITY OF AMENITIES AND SERVICES SUCH AS PROXIMITY TO DAY CARE, FITNESS FACILITIES, RESTAURANTS, FAST FOOD FACILITIES, RETAIL ESTABLISHMENTS, BANKS, CLEANERS, MORE EMPLOYEE PARKING THAN REQUIRED IN THE SFO, AND HANDICAP ACCESSIBILITY TO SURROUNDING AMENITIES AVAILABLE WITHIN A TWO BLOCK RADIUS OF THE PROPOSED SITE. AS A MINIMUM REQUIREMENT, ALL OFFERORS MUST SUBMIT WRITTEN DESCRIPTIONS OF PRESENT AND PLANNED AMENITIES AND SERVICES FOR THE NEIGHBORHOOD OF THE BUILDING OFFERED.

C. OCCUPANCY DATE

THIS FACTOR CONSIDERS SITES WHICH CAN PROVIDE INITIAL TENANT OCCUPANCY EARLIER THAN JANUARY 1993 AND BE READY FOR COMPLETE TENANT OCCUPANCY EARLIER THAN JULY 1993. IT ALSO CONSIDERS THE DELIVERY OF COMPUTER ROOM SPACE, BUILDING RISER SYSTEMS, LOADING DOCK AND FREIGHT ELEVATOR SERVICE. AS A MINIMUM REQUIREMENT, ALL OFFERORS MUST SUBMIT A DETAILED SCHEDULE WHICH OUTLINES PHASED DELIVERY OF THE BUILDING OFFERED.

D. BUILDING DESIGN

THIS FACTOR CONSIDERS BOTH THE INTERNAL AND EXTERNAL SAFETY AND SECURITY FEATURES OF THE BUILDING OFFERED. THESE FEATURES WILL BE CONSIDERED ON THE BASIS OF THE OCCUPYING AGENCY HAVING PERSONNEL WHO OCCUPY THE BUILDING AFTER NORMAL DUTY HOURS AND ON WEEKENDS. BUILDING INTERIOR DESIGN PROMOTES A SECURE ENVIRONMENT FOR THE PUBLIC, EMPLOYEES AND AGENCY RESOURCES AND RECORDS. IN ADDITION, BUILDING INTERIOR DESIGN PROVIDES SAFE PATHS FOR TRANSPORT/MOVEMENT OF MATERIALS FROM FREIGHT ELEVATORS TO OFFICE WORK SPACE. THIS FACTOR ALSO CONSIDERS THE NUMBER OF BAY DOORS PROVIDED TO THE OCCUPYING AGENCY AT ITS LOADING DOCK, FREIGHT ELEVATOR SERVICE FEATURES AND THE ARCHITECTURE OF THE PREMISE DISTRIBUTION SYSTEM WITHIN THE OFFERED SITE. AS A MINIMUM REQUIREMENT, ALL OFFERORS MUST SUBMIT A WRITTEN DESCRIPTION OF INTERNAL AND EXTERNAL SECURITY AND FUNCTIONAL FEATURES OF THEIR BUILDING AS WELL AS SUBMIT BASE BUILDING AND SITE PLANS.

E. ACCESSIBILITY TO CURRENT CLIENTS

THIS FACTOR CONSIDERS THE ACCESSIBILITY OF THE PROPOSED SITE TO THE FCC'S EXISTING CLIENT BASE AND THE AVAILABILITY OF NEARBY COMMERCIAL OFFICE SPACE WHICH COULD IMPROVE CLIENT ACCESSIBILITY TO THE FCC. THE OFFEROR IS NOT REQUIRED TO OWN OR CONTROL THE LEASE OF THIS SPACE. AS A MINIMUM REQUIREMENT, ALL OFFERORS MUST SUBMIT A WRITTEN REPORT ON CURRENT AND PLANNED DEVELOPMENT WITHIN A 3-BLOCK RADIUS OF THE BUILDING OFFERED.

F. OFFEROR QUALIFICATIONS

THIS FACTOR CONSIDERS THE OFFEROR'S PAST PERFORMANCE IN SERVICING AND MAINTAINING COMMERCIAL BUILDINGS. IF THE OFFEROR DOES NOT HAVE PRIOR EXPERIENCE IN SERVICING AND MAINTAINING COMMERCIAL BUILDINGS, THE OFFEROR'S OPERATION AND MAINTENANCE PLAN WILL BE EVALUATED. AS A MINIMUM REQUIREMENT, ALL OFFERORS MUST SUBMIT A WRITTEN LIST OF REFERENCES, OR ABSENT EXPERIENCE ON SIMILAR PROJECTS. OFFERORS MUST SUBMIT A DETAILED MANAGEMENT PLAN

## SECTION: MISCELLANEOUS

### 17 UNIT COSTS FOR ADJUSTMENTS

SEVERAL PARAGRAPHS IN THIS SFO SPECIFY MEANS FOR DETERMINING QUANTITIES OF MATERIALS. THESE ARE GOVERNMENT PROJECTIONS TO ASSIST THE OFFEROR IN COST ESTIMATING. ACTUAL QUANTITIES MAY NOT BE DETERMINED UNTIL AFTER THE LEASE IS AWARDED AND THE SPACE LAYOUT COMPLETED. TO ENABLE AN EQUITABLE SETTLEMENT IF THE GOVERNMENT LAYOUT DEPARTS FROM THE PROJECTION, THE OFFEROR MUST LIST A UNIT COST FOR EACH OF THESE MATERIALS. GSA WILL USE EACH UNIT COST TO MAKE A LUMP SUM PAYMENT OR RENTAL INCREASE IF THE AMOUNT OF MATERIAL REQUIRED BY THE LAYOUT IS MORE THAN SPECIFIED OR TAKE CREDIT FROM THE INITIAL RENTAL PAYMENT IF THE AMOUNT IS LESS THAN SPECIFIED. ALL COSTS SUBMITTED ARE TO BE COMPLETE FURNISH AND INSTALL NUMBERS INCLUDING ALL CONTRACTOR AND DEVELOPER MARK-UPS. OFFERORS ARE REQUIRED TO STATE IN THE OFFER OR IN AN ATTACHMENT:

- THE COST PER LINEAR FOOT OF OFFICE SUBDIVIDING CEILING-HIGH PARTITIONING INCLUDING PAINT
- THE COST PER FLOOR MOUNTED DUPLEX ELECTRICAL OUTLET.
- THE COST PER WALL MOUNTED DUPLEX ELECTRICAL OUTLET.
- THE COST PER FLOOR MOUNTED FOURPLEX (DOUBLE DUPLEX) ELECTRICAL OUTLET.
- THE COST PER WALL MOUNTED (FOURPLEX) DOUBLE DUPLEX ELECTRICAL OUTLET.
- THE COST PER WALL MOUNTED ISOLATED FOURPLEX (DOUBLE DUPLEX) ELECTRICAL OUTLET.
- THE COST PER FLOOR MOUNTED ISOLATED FOURPLEX (DOUBLE DUPLEX) ELECTRICAL OUTLET.
- THE COST PER FLOOR MOUNTED TELEPHONE OUTLET.
- THE COST PER DATA OUTLET.
- THE COST PER WALL MOUNTED TELEPHONE OUTLET.
- THE COST PER AUDIO VISUAL OUTLET.
- THE COST PER INTERIOR DOOR.
- THE COST PER SQUARE FOOT OF VCT IN PLACE.
- THE COST PER SQUARE YARD OF CARPET IN PLACE.
- THE COST PER LINEAR FOOT OF SLAB TO SLAB PARTITION SOUND INSULATED TO STC 45, INCLUDING PAINT AND MOUNT BASE.
- THE COST PER LINEAR FOOT OF CEILING HIGH PARTITION WITH WOOD BLOCKING INCLUDING PAINT AND MOUNT BASE. WOOD BLOCKING SHALL BE IN ACCORDANCE WITH THE ATTACHED GAO MEMO DATED NOVEMBER 24, 1989.
- THE COST FOR CUTTING RAISED FLOOR PANELS FOR INSTALLATION OF ELECTRICAL/HVAC GRILLS.
- THE COST PER WALL MOUNTED DEDICATED OUTLET.
- THE COST PER FLOOR MOUNTED DEDICATED OUTLET.
- THE COST PER TWO POLE LIGHT SWITCH.
- THE COST PER THREE POLE LIGHT SWITCH.

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## 18 ALTERATIONS COSTING \$25,000 OR LESS

- A. THE UNIT PRICES WHICH THE OFFEROR IS REQUIRED TO LIST IN PARAGRAPH 17 WILL BE USED UNTIL INITIAL OCCUPANCY BY THE GOVERNMENT. A UNIT PRICE AGREEMENT WILL BE NEGOTIATED FOR EACH YEAR OF THE LEASE FOLLOWING INITIAL OCCUPANCY.
- B. WHERE UNIT PRICES FOR ALTERATIONS ARE NOT AVAILABLE, THE LESSOR MAY BE REQUESTED TO PROVIDE A PRICE PROPOSAL FOR THE ALTERATIONS. ORDERS WILL BE PLACED BY ISSUANCE OF A GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT, A GSA FORM 300, ORDER FOR SUPPLIES OR SERVICES, OR A TENANT AGENCY APPROVED FORM. THE CLAUSES ENTITLED "GSA 552.232-70 (A) (APRIL 1984) PAYMENT DUE DATE" AND "GSA 552.232-72 (DECEMBER 1984), INVOICE REQUIREMENTS" (SEE GSA FORM 3517), APPLY TO ORDERS FOR ALTERATIONS. ALL ORDERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THIS LEASE.
- C. ORDERS MAY BE PLACED BY THE CONTRACTING OFFICER, THE GSA BUILDINGS MANAGER OR TENANT AGENCY OFFICIALS WHEN SPECIFICALLY AUTHORIZED TO DO SO BY THE CONTRACTING OFFICER. THE CONTRACTING OFFICER WILL PROVIDE THE LESSOR WITH A LIST OF AGENCY OFFICIALS AUTHORIZED TO PLACE ORDERS AND WILL SPECIFY ANY LIMITATIONS OF THE AUTHORITY DELEGATED TO TENANT AGENCY OFFICIALS. THE TENANT AGENCY OFFICIALS ARE NOT AUTHORIZED TO DEAL WITH THE LESSOR ON ANY OTHER MATTERS.
- D. PAYMENTS FOR ALTERATIONS ORDERED BY TENANT AGENCIES WILL BE MADE DIRECTLY BY THE AGENCY PLACING THE ORDER.

## 19 TAX ADJUSTMENT

- A. THE GOVERNMENT SHALL PAY ADDITIONAL RENT FOR ITS SHARE OF INCREASES IN REAL ESTATE TAXES OVER TAXES PAID FOR THE CALENDAR YEAR IN WHICH ITS LEASE COMMENCES (BASE YEAR). PAYMENT WILL BE IN A LUMP SUM AND BECOME DUE ON THE FIRST WORKDAY OF THE MONTH FOLLOWING THE MONTH IN WHICH PAID TAX RECEIPTS FOR THE BASE YEAR AND THE CURRENT YEAR ARE PRESENTED, OR THE ANNIVERSARY DATE OF THE LEASE, WHICHEVER IS LATER. THE GOVERNMENT WILL BE RESPONSIBLE FOR PAYMENT ONLY IF THE RECEIPTS ARE SUBMITTED WITHIN 60 CALENDAR DAYS OF THE DATE THE TAX PAYMENT IS DUE. IF NO FULL TAX ASSESSMENT IS MADE DURING THE CALENDAR YEAR IN WHICH THE GOVERNMENT LEASE COMMENCES, THE BASE YEAR WILL BE THE FIRST YEAR OF A FULL ASSESSMENT.
- B. THE GOVERNMENT'S SHARE OF THE TAX INCREASE WILL BE BASED ON THE INCOME APPROACH. THE PAYMENT WILL NOT INCLUDE PENALTIES FOR NONPAYMENT OR DELAY IN PAYMENT. IF THERE IS ANY VARIANCE BETWEEN THE ASSESSED VALUE OF THE GOVERNMENT'S SPACE AND OTHER SPACE IN THE BUILDING, THE GOVERNMENT MAY ADJUST THE BASIS FOR DETERMINING ITS SHARE OF THE TAX INCREASE.
- C. THE GOVERNMENT MAY CONTEST THE TAX ASSESSMENT BY INITIATING LEGAL PROCEEDINGS ON BEHALF OF THE GOVERNMENT AND THE LESSOR OR THE GOVERNMENT ALONE. IF THE GOVERNMENT IS PRECLUDED FROM TAKING LEGAL ACTION, THE LESSOR SHALL CONTEST THE ASSESSMENT UPON REASONABLE NOTICE BY THE GOVERNMENT. THE GOVERNMENT SHALL REIMBURSE THE LESSOR FOR ALL COSTS AND SHALL EXECUTE ALL DOCUMENTS REQUIRED FOR THE LEGAL PROCEEDINGS. THE LESSOR SHALL AGREE WITH THE ACCURACY OF THE DOCUMENTS. THE GOVERNMENT SHALL RECEIVE ITS SHARE OF ANY TAX REFUND. IF THE GOVERNMENT ELECTS TO CONTEST THE TAX ASSESSMENT, PAYMENT OF THE ADJUSTED RENT SHALL BECOME DUE ON THE FIRST WORKDAY OF THE MONTH FOLLOWING CONCLUSION OF THE APPEAL PROCEEDINGS.
- D. IN THE EVENT OF ANY DECREASES IN REAL ESTATE TAXES OCCURRING DURING THE TERM OF OCCUPANCY UNDER THE LEASE, THE RENTAL AMOUNT WILL BE REDUCED ACCORDINGLY. THE AMOUNT OF ANY SUCH REDUCTIONS WILL BE DETERMINED IN THE SAME MANNER AS INCREASES IN RENT PROVIDED UNDER THIS CLAUSE.

The Government's percentage of occupancy of the buildings is 53.40%. *Phase II A and Phase II B*

## 20 OPERATING COSTS GSAR 552.270-23 (JUNE 1985)

- A. BEGINNING WITH THE SECOND YEAR OF THE LEASE AND EACH YEAR AFTER, THE GOVERNMENT SHALL PAY ADJUSTED RENT FOR CHANGES IN COSTS FOR CLEANING SERVICES, SUPPLIES, MATERIALS, MAINTENANCE, TRASH REMOVAL, LANDSCAPING, WATER, SEWER CHARGES, HEATING, ELECTRICITY, AND CERTAIN ADMINISTRATIVE EXPENSES ATTRIBUTABLE TO OCCUPANCY. APPLICABLE COSTS LISTED ON GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT, WHEN NEGOTIATED AND AGREED UPON, WILL BE USED TO DETERMINE THE BASE RATE FOR OPERATING COSTS ADJUSTMENT.
- B. THE AMOUNT OF ADJUSTMENT WILL BE DETERMINED BY MULTIPLYING THE BASE RATE BY THE PERCENT OF CHANGE IN THE COST OF LIVING INDEX. THE PERCENT CHANGE WILL BE COMPUTED BY COMPARING THE INDEX FIGURE PUBLISHED FOR THE MONTH

The base rate for operating costs adjustment is (b) (4).

## 18 ALTERATIONS COSTING \$25,000 OR LESS

- A. THE UNIT PRICES WHICH THE OFFEROR IS REQUIRED TO LIST IN PARAGRAPH 17 WILL BE USED UNTIL INITIAL OCCUPANCY BY THE GOVERNMENT. A UNIT PRICE AGREEMENT WILL BE NEGOTIATED FOR EACH YEAR OF THE LEASE FOLLOWING INITIAL OCCUPANCY.
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- D. IN THE EVENT OF ANY DECREASES IN REAL ESTATE TAXES OCCURRING DURING THE TERM OF OCCUPANCY UNDER THE LEASE, THE RENTAL AMOUNT WILL BE REDUCED ACCORDINGLY. THE AMOUNT OF ANY SUCH REDUCTIONS WILL BE DETERMINED IN THE SAME MANNER AS INCREASES IN RENT PROVIDED UNDER THIS CLAUSE.

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## 20 OPERATING COSTS GSAR 552.270-23 (JUNE 1985)

- A. BEGINNING WITH THE SECOND YEAR OF THE LEASE AND EACH YEAR AFTER, THE GOVERNMENT SHALL PAY ADJUSTED RENT FOR CHANGES IN COSTS FOR CLEANING SERVICES, SUPPLIES, MATERIALS, MAINTENANCE, TRASH REMOVAL, LANDSCAPING, WATER, SEWER CHARGES, HEATING, ELECTRICITY, AND CERTAIN ADMINISTRATIVE EXPENSES ATTRIBUTABLE TO OCCUPANCY. APPLICABLE COSTS LISTED ON GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT, WHEN NEGOTIATED AND AGREED UPON, WILL BE USED TO DETERMINE THE BASE RATE FOR OPERATING COSTS ADJUSTMENT.
- B. THE AMOUNT OF ADJUSTMENT WILL BE DETERMINED BY MULTIPLYING THE BASE RATE BY THE PERCENT OF CHANGE IN THE COST OF LIVING INDEX. THE PERCENT CHANGE WILL BE COMPUTED BY COMPARING THE INDEX FIGURE PUBLISHED FOR THE MONTH

The base rate for operating costs adjustment is [REDACTED].



PRIOR TO THE LEASE COMMENCEMENT DATE WITH THE INDEX FIGURE PUBLISHED FOR THE MONTH WHICH BEGINS EACH SUCCESSIVE 12-MONTH PERIOD. FOR EXAMPLE, A LEASE WHICH COMMENCES IN JUNE OF 1985 WOULD USE THE INDEX PUBLISHED FOR MAY OF 1985 AND THAT FIGURE WOULD BE COMPARED WITH THE INDEX PUBLISHED FOR MAY OF 1986, MAY OF 1987, AND SO ON, TO DETERMINE THE PERCENT CHANGE. THE COST OF LIVING INDEX WILL BE MEASURED BY THE U.S. DEPARTMENT OF LABOR REVISED CONSUMER PRICE INDEX FOR WAGE EARNERS AND CLERICAL WORKERS, U.S. CITY AVERAGE, ALL ITEMS FIGURE, (1982 - 1984) PUBLISHED BY THE BUREAU OF LABOR STATISTICS. PAYMENT WILL BE MADE WITH THE MONTHLY INSTALLMENT OF FIXED RENT. RENTAL ADJUSTMENTS WILL BE EFFECTIVE ON THE ANNIVERSARY DATE OF THE LEASE. PAYMENT OF THE ADJUSTED RENTAL RATE WILL BECOME DUE ON THE FIRST WORKDAY OF THE SECOND MONTH FOLLOWING THE PUBLICATION OF THE COST OF LIVING INDEX FOR THE MONTH PRIOR TO THE LEASE COMMENCEMENT DATE.

C. IN THE EVENT OF ANY DECREASES IN THE COST OF LIVING INDEX OCCURRING DURING THE TERM OF THE OCCUPANCY UNDER THE LEASE, THE RENTAL AMOUNT WILL BE REDUCED ACCORDINGLY. THE AMOUNT OF SUCH REDUCTIONS WILL BE DETERMINED IN THE SAME MANNER AS INCREASES IN RENT PROVIDED UNDER THIS CLAUSE.

D. ~~THE SPACE MUST CERTAINLY STATE WHETHER THE RENTAL IS FIXED THROUGHOUT THE TERM OF THE LEASE OR IF IT IS SUBJECT TO ANNUAL ADJUSTMENT OF OPERATING COSTS AS INDICATED ABOVE. IF OPERATING COSTS WILL BE SUBJECT TO ADJUSTMENT, IT SHOULD BE SPECIFIED ON SCHEDULE D OF GSA FORM 1207. PROPOSED TO BE DELETED.~~

## 21 NET USABLE SPACE

NET USABLE SPACE IS THE METHOD OF MEASUREMENT FOR THE AREA FOR WHICH GSA WILL PAY A SQUARE FOOT RATE. IT IS DETERMINED AS FOLLOWS:

IF THE SPACE IS ON A SINGLE TENANCY FLOOR, COMPUTE THE INSIDE GROSS AREA BY MEASURING BETWEEN THE INSIDE FINISH OF THE PERMANENT EXTERIOR BUILDING WALLS FROM THE FACE OF THE CONVECTORS (PIPES OR OTHER WALL-MUNG FIXTURES) IF THE CONVECTOR OCCUPIES AT LEAST 50 PERCENT OF THE LENGTH OF EXTERIOR WALLS.

IF THE SPACE IS ON A MULTIPLE TENANCY FLOOR, MEASURE FROM THE EXTERIOR BUILDING WALLS AS ABOVE AND TO THE ROOM SIDE FINISH OF THE FIXED CORRIDOR AND SHAFT WALLS AND/OR THE CENTER OF TENANT-SEPARATING PARTITIONS.

IN ALL MEASUREMENTS, MAKE NO DEDUCTIONS FOR COLUMNS AND PROJECTIONS ENCLOSING THE STRUCTURAL ELEMENTS OF THE BUILDING AND DEDUCT THE FOLLOWING FROM THE GROSS AREA INCLUDING THEIR ENCLOSING WALLS:

- TOILETS AND LOUNGES.
- STAIRWELLS.
- ELEVATORS AND ESCALATOR SHAFTS.
- BUILDING EQUIPMENT AND SERVICE AREAS.
- ENTRANCE AND ELEVATOR LOBBIES.
- STACKS AND SHAFTS, AND
- CORRIDORS IN PLACE OR REQUIRED BY LOCAL CODES AND ORDINANCES.

UNLESS OTHERWISE NOTED, ALL REFERENCES IN THIS SOLICITATION TO SQUARE FEET SHALL MEAN NET USABLE SQUARE FEET.

## 22 APPURTENANT AREAS

THE RIGHT TO USE APPURTENANT AREAS AND FACILITIES IS INCLUDED. THE GOVERNMENT RESERVES THE RIGHT TO POST GOVERNMENT RULES AND REGULATIONS IN APPURTENANT AREAS.

\* The cost of improvements will be negotiated and payment will be made on a lump sum basis.

23 VENDING FACILITIES

APPROXIMATELY 2,000 SQUARE FEET OF THE SPACE IN PARAGRAPH NO. 1 WILL BE USED FOR THE OPERATION OF ONE OR MORE VENDING FACILITIES BY THE BLIND UNDER THE PROVISIONS OF THE RANDOLPH-SHEPPARD ACT (20 USC 107 ET. SEQ.). GSA WILL CONTROL THE NUMBER, KIND, AND LOCATIONS OF VENDING FACILITIES AND WILL CONTROL AND RECEIVE INCOME FROM ALL AUTOMATIC VENDING MACHINES. THE LESSOR IS REQUIRED TO PROVIDE NECESSARY UTILITIES AND TO MAKE RELATED ALTERATIONS.

GSA WILL ASSURE THAT THE FACILITY(IES) DOES NOT COMPETE WITH OTHER FACILITIES HAVING EXCLUSIVE RIGHTS IN THE BUILDING. OFFERORS MUST ADVISE GSA IF SUCH RIGHTS EXIST.

24 LIQUIDATED DAMAGES  
GSAR 552.270-22 (6/85)

IN CASE OF FAILURE ON THE PART OF THE OFFEROR TO COMPLETE THE WORK WITHIN THE TIME FIXED IN THE LEASE CONTRACT OR LETTER OF AWARD, THE LESSOR SHALL PAY THE GOVERNMENT AS FIXED AND AGREED, LIQUIDATED DAMAGES, PURSUANT TO THIS CLAUSE, THE SUM OF \$30,000.00 FOR EACH AND EVERY CALENDAR DAY THAT THE DELIVERY IS DELAYED BEYOND THE DATE SPECIFIED FOR DELIVERY OF ALL THE SPACE READY FOR OCCUPANCY BY THE GOVERNMENT.

25 ADJUSTMENT FOR VACANT PREMISES  
GSAR 552.270-25 (JUNE 1985)

IF THE GOVERNMENT FAILS TO OCCUPY ANY PORTION OF THE LEASED PREMISES OR VACATES THE PREMISES IN WHOLE OR IN PART PRIOR TO EXPIRATION OF THE FIRM TERM OF THE LEASE, THE RENTAL RATE SHALL BE REDUCED AS FOLLOWS:

THE RATE SHALL BE REDUCED BY THAT PORTION OF THE COSTS PER SQUARE FOOT OF OPERATING EXPENSES NOT REQUIRED TO MAINTAIN THE SPACE. SAID REDUCTION SHALL OCCUR AFTER THE GOVERNMENT GIVES 30 CALENDAR DAYS PRIOR NOTICE TO THE LESSOR, AND SHALL CONTINUE IN EFFECT UNTIL THE GOVERNMENT OCCUPIES THE PREMISES OR THE LEASE EXPIRES OR IS TERMINATED.

26 CONSTRUCTION SCHEDULE

DESIGN AND CONSTRUCTION SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF RIDER 1 TO THIS SFO 88-100.

## 23 VENDING FACILITIES

APPROXIMATELY 2,000 SQUARE FEET OF THE SPACE IN PARAGRAPH NO. 1 WILL BE USED FOR THE OPERATION OF ONE OR MORE VENDING FACILITIES BY THE BLIND UNDER THE PROVISIONS OF THE RANDOLPH-SHEPPARD ACT (20 USC 107 ET. SEQ.). GSA WILL CONTROL THE NUMBER, KIND, AND LOCATIONS OF VENDING FACILITIES AND WILL CONTROL AND RECEIVE INCOME FROM ALL AUTOMATIC VENDING MACHINES. THE LESSOR IS REQUIRED TO PROVIDE NECESSARY UTILITIES AND TO MAKE RELATED ALTERATIONS.

GSA WILL ASSURE THAT THE FACILITY(IES) DOES NOT COMPETE WITH OTHER FACILITIES HAVING EXCLUSIVE RIGHTS IN THE BUILDING. OFFERORS MUST ADVISE GSA IF SUCH RIGHTS EXIST.

## 24 LIQUIDATED DAMAGES GSAR 552.270-22 (6/85)

IN CASE OF FAILURE ON THE PART OF THE OFFEROR TO COMPLETE THE WORK WITHIN THE TIME FIXED IN THE LEASE CONTRACT OR LETTER OF AWARD, THE LESSOR SHALL PAY THE GOVERNMENT AS FIXED AND AGREED, LIQUIDATED DAMAGES, PURSUANT TO THIS CLAUSE, THE SUM OF \$30,000.00 FOR EACH AND EVERY CALENDAR DAY THAT THE DELIVERY IS DELAYED BEYOND THE DATE SPECIFIED FOR DELIVERY OF EACH PHASE OF THE SPACE READY FOR OCCUPANCY BY THE GOVERNMENT.

## 25 ADJUSTMENT FOR VACANT PREMISES GSAR 552.270-25 (JUNE 1985)

IF THE GOVERNMENT FAILS TO OCCUPY ANY PORTION OF THE LEASED PREMISES OR VACATES THE PREMISES IN WHOLE OR IN PART PRIOR TO EXPIRATION OF THE TERM OF THE LEASE, THE RENTAL RATE SHALL BE REDUCED AS FOLLOWS:

THE RATE SHALL BE REDUCED BY THAT PORTION OF THE COSTS PER SQUARE FOOT OF OPERATING EXPENSES NOT REQUIRED TO MAINTAIN THE SPACE. SAID REDUCTION SHALL OCCUR AFTER THE GOVERNMENT GIVES 30 CALENDAR DAYS PRIOR NOTICE TO THE LESSOR, AND SHALL CONTINUE IN EFFECT UNTIL THE GOVERNMENT OCCUPIES THE PREMISES OR THE LEASE EXPIRES OR IS TERMINATED.

## 26 CONSTRUCTION SCHEDULE

~~DESIGN AND CONSTRUCTION SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF RIDER 1 TO THIS SFO 88-100.~~

## 27 PROGRESS REPORTS

AFTER START OF CONSTRUCTION, THE SUCCESSFUL OFFEROR SHALL SUBMIT TO THE CONTRACTING OFFICER, WRITTEN PROGRESS REPORTS AT INTERVALS OF 30 CALENDAR DAYS. THE REPORT MUST INCLUDE INFORMATION ON THE WORK COMPLETED BASED ON THE NEGOTIATED MASTER SCHEDULE.

THE REPORT SHALL INCLUDE INFORMATION ON THE PERCENTAGE OF WORK COMPLETED BY PHASE AND TRADE, A STATEMENT AS TO EXPECTED COMPLETION AND OCCUPANCY DATE, CHANGES INTRODUCED INTO THE WORK, AND GENERAL REMARKS ON SUCH ITEMS AS MATERIAL SHORTAGES, STRIKES, WEATHER, ETC.

## 28 CONSTRUCTION INSPECTIONS

- A. CONSTRUCTION INSPECTIONS WILL BE MADE PERIODICALLY BY THE CONTRACTING OFFICER AND/OR DESIGNATED TECHNICAL REPRESENTATIVES TO REVIEW COMPLIANCE WITH THE SOLICITATION REQUIREMENTS AND FINAL WORKING DRAWINGS.
- B. PERIODIC REVIEWS, TESTS, AND INSPECTIONS BY THE GOVERNMENT ARE NOT TO BE INTERPRETED AS RESULTING IN ANY APPROVAL OF THE LESSOR'S APPARENT PROGRESS TOWARD MEETING THE GOVERNMENT'S OBJECTIVES BUT ARE INTENDED TO DISCOVER ANY INFORMATION WHICH THE CONTRACTING OFFICER MAY BE ABLE TO CALL TO THE LESSOR'S ATTENTION TO PREVENT COSTLY MISDIRECTION OF EFFORT. THE LESSOR WILL REMAIN COMPLETELY RESPONSIBLE FOR DESIGNING, CONSTRUCTING, OPERATING, AND MAINTAINING THE BUILDING IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THIS SOLICITATION.

## SECTION: GENERAL ARCHITECTURAL

## 29 CODES, STANDARDS AND REQUIREMENTS

- A. GENERAL LIFE, SAFETY COMPLIANCES:

DESIGN AND CONSTRUCTION SHALL CONFORM TO THE BUILDING LAWS OF THE LOCAL JURISDICTION (UPDATED TO COMPLY WITH THE LATEST REVISIONS APPLICABLE AT THE TIME PROPOSALS ARE REQUIRED TO BE SUBMITTED) AND THE CRITERIA AND STANDARDS SPECIFIED HEREIN. IN THE EVENT OF CONFLICT OR INCONSISTENCY BETWEEN THE STANDARDS HEREIN AND LOCAL CODES, THOSE WHICH ARE MORE RESTRICTIVE WILL GOVERN. ANY PROVISIONS OF THE LOCAL CODES RELATING TO REQUIREMENTS FOR OBTAINING STATE AND/OR LOCAL INSPECTIONS OR PERMITS ARE APPLICABLE. RESPONSIBILITY FOR OBTAINING ALL PERMITS AND LICENSES AND FOR COMPLYING WITH LOCAL, COUNTY, AND STATE CODES OR REGULATIONS IS SOLELY THAT OF THE OFFEROR. NOTICE OF ANY CHANGE IN THE LOCAL BUILDING CODE SHALL BE PROMPTLY FORWARDED TO GSA FOR EVALUATION OF ITS IMPACT ON THE TECHNICAL ASPECT OF THE DESIGN.

- B. SPECIFIC APPLICABLE CRITERIA

THE PROPOSAL MUST COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:

BOCA/NATIONAL BUILDING CODE  
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)  
AMERICAN CONCRETE INSTITUTE (ACI)  
AMERICAN WELDING SOCIETY (AWS)  
AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)  
AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)  
AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)  
NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)

\* (as of the time best and final offers are required to be submitted to GSA).

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### 30 QUALITY AND APPEARANCE OF BUILDING: EXTERIOR

THE SPACE OFFERED SHOULD BE LOCATED IN A NEW OR MODERN OFFICE BUILDING WITH FACADE OF STONE, MARBLE, BRICK, STAINLESS STEEL, ALUMINUM OR OTHER PERMANENT MATERIALS IN GOOD CONDITION ACCEPTABLE TO THE CONTRACTING OFFICER. AFTER AWARD, NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CONTRACTING OFFICER. THE BUILDING SHOULD BE COMPATIBLE WITH ITS SURROUNDINGS. OVERALL, THE BUILDING SHOULD HAVE ENERGY EFFICIENT WINDOWS OR GLASS AREAS CONSISTENT WITH THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FACADE, DOWNSPOUTS, ROOF TRIM AND WINDOW CASING ARE TO BE CLEAN AND IN GOOD CONDITION.

### 31 WORK PERFORMANCE

ALL WORK IN PERFORMANCE OF THIS LEASE MUST BE DONE BY SKILLED WORKERS OR MECHANICS AND BE ACCEPTABLE TO THE CONTRACTING OFFICER.

### 32 BUILDING SYSTEMS CERTIFICATION

WHENEVER REQUESTED, THE LESSOR SHALL FURNISH AT NO COST TO GSA. A CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER(S) THAT THE BUILDING AND ITS SYSTEMS AS DESIGNED AND CONSTRUCTED WILL SATISFY THE REQUIREMENTS OF THIS LEASE.

### 33 FLOOR PLANS AFTER OCCUPANCY

WITHIN 30 DAYS AFTER OCCUPANCY, 1/8" AS-BUILT MYLAR REPRODUCIBLE FULL FLOOR PLANS SHOWING THE SPACE UNDER LEASE AS WELL AS CORRIDORS, STAIRWAYS, AND CORE AREAS MUST BE PROVIDED TO THE CONTRACTING OFFICER. (MYLARS MUST BE GENERATED BY THE PHOTOGRAPHIC DUPLICATING PROCESS.)

### 34 FLOOR & FLOOR LOADS

FLOOR PLATES MAY EITHER BE OF A SQUARE OR RECTANGULAR CONFIGURATION. THE BUILDING ENVELOPE MUST CONSIST OF WALLS INTERSECTING AT NO MORE OR LESS THAN 90°. THE BUILDING CORE MUST BE SYMMETRICAL TO THE AXIS OF THE BUILDING.

ALL ADJOINING FLOOR AREAS MUST BE OF A COMMON LEVEL, NON-SLIP, AND ACCEPTABLE TO THE CONTRACTING OFFICER. UNDER FLOOR SURFACES MUST BE SMOOTH AND LEVEL. OFFICE AREAS SHALL HAVE A MINIMUM LIVE LOAD CAPACITY OF 80 POUNDS PER SQUARE FOOT LIVE LOAD PLUS 20 POUNDS PER SQUARE FOOT FOR MOVEABLE PARTITIONS. STORAGE AREAS SHALL HAVE A MINIMUM LIVE LOAD CAPACITY OF 100 POUNDS PER SQUARE FOOT PLUS 20 POUNDS PER SQUARE FOOT. WRITTEN CERTIFICATION OF THE FLOOR LOAD CAPACITY, AT NO COST TO THE GOVERNMENT, BY A REGISTERED PROFESSIONAL ENGINEER MAY BE REQUIRED. CALCULATIONS AND STRUCTURAL DRAWINGS MAY ALSO BE REQUIRED.

THE GOVERNMENT REQUIRES ENHANCED FLOOR LOADING IN AREAS IDENTIFIED IN THE ATTACHED PERFORMANCE SPECIFICATIONS.

FLOOR PLATES WHICH ARE OF A COMBINATION OF SQUARES AND RECTANGLES WILL BE ACCEPTABLE.

### 35 CORE

A CORE FACTOR OF 15% CANNOT BE EXCEEDED. FLOOR PLATES RESULTING IN A CORE FACTOR OF LESS THAN 15% WILL BE GIVEN EXTRA CONSIDERATION.

### 36 COLUMN SPACING

TYPICAL BAY SIZE MUST BE A MINIMUM OF 560 SQUARE FEET. THE GRIDDING PATTERN MUST BE CONSISTENT ALONG ONE AXIS. CHANGES IN THE GRID SIZE WILL BE ACCEPTED AT THE PERIMETER CONSISTENT WITH EFFICIENT SPACE PLANNING.

Handwritten signature and initials, possibly '89' and '87', in the bottom right corner of the page.

### 37 EXITS AND ACCESS

ALL EXITS, STAIRS, CORRIDORS, AISLES, AND PASSAGEWAYS THAT MAY BE USED BY THE GOVERNMENT SHALL COMPLY WITH NFPA STANDARD NO. 101, EXCEPT THAT THERE MUST BE AT LEAST 2 SEPARATE EXITS AVAILABLE FROM EVERY FLOOR. THE MINIMUM WIDTH OF ANY CORRIDOR OR PASSAGEWAY SERVING AS A REQUIRED EXIT OR MEANS OF TRAVEL TO OR FROM A REQUIRED EXIT MUST BE NOT LESS THAN 44 INCHES CLEAR WIDTH. SCISSOR STAIRS ONLY COUNT AS ONE EXIT. THE TWO MOST REMOTE EXITS ON EACH FLOOR MUST BE SEPARATED BY A DISTANCE EQUAL TO AT LEAST  $\frac{1}{3}$  THE LONG RECTANGULAR DIMENSION OF THE FLOOR, AND THE MAXIMUM LENGTH OF DEAD-END CORRIDORS AND COMMON PATHS OF TRAVEL IS 50 FEET. VESTIBULES SHALL BE PROVIDED AT PUBLIC ENTRANCES AND EXITS WHEREVER WEATHER CONDITIONS AND HEAT LOSS ARE IMPORTANT FACTORS FOR CONSIDERATION. IN THE EVENT OF NEGATIVE AIR PRESSURE CONDITIONS, PROVISIONS SHALL BE MADE FOR EQUALIZING AIR PRESSURE.

### 38 WINDOWS

OFFICE SPACE MUST HAVE WINDOWS IN EACH EXTERIOR BAY, UNLESS WAIVED BY THE CONTRACTING OFFICER. WINDOW MULLIONS MUST BE SPACED NO LESS THAN AND ON MULTIPLES OF 5'0" O.C.

ALL WINDOWS SHALL BE WEATHERTIGHT. OPENING WINDOWS MUST BE EQUIPPED WITH LOCKS. OFF-STREET, GROUND LEVEL WINDOWS AND THOSE ACCESSIBLE FROM FIRE ESCAPES AND ADJACENT ROOFS THAT CAN BE OPENED SHALL BE FITTED WITH A STURDY LOCKING DEVICE. LOCKS ON WINDOWS OR DOORS LEADING TO FIRE ESCAPES SHALL BE OF A TYPE THAT CAN EASILY BE OPENED FROM WITHIN THE BUILDING WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT. WINDOWS EXTENDING 18 INCHES FROM THE FLOOR AND LOCATED AT LEAST 4 FEET ABOVE GRADE SHALL BE PROVIDED WITH A SAFETY BAR ON THE INTERIOR WINDOW APPROXIMATELY 3 FEET ABOVE FLOOR LEVEL.

### 39 WINDOWS/ANTI-INTRUSION

OFF-STREET, GROUND-LEVEL WINDOWS AND THOSE ACCESSIBLE FROM FIRE ESCAPES AND ADJACENT ROOFS MUST BE EQUIPPED WITH ALARM SYSTEMS WHICH HAVE INTRUSION ALERT DEVICES LOCATED AT THE CENTRAL GUARD STATION.

### 40 HANDICAPPED (UFAS) ACCESSIBILITY

ALL OFFERS MUST FULLY COMPLY WITH THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). (SEE ATTACHED DOCUMENT).

### 41 OSHA REQUIREMENTS

THE OFFEROR AGREES TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS WHICH ARE LOCATED AT TITLE 29 OF THE CODE OF FEDERAL REGULATIONS (29 CFR).

THE GUARDING OF OPENINGS AND HOLES IN FLOORS AND WALLS MUST COMPLY WITH 29 CFR 1910.23.

THE DESIGN AND CONSTRUCTION OF FIXED STAIRS MUST COMPLY WITH 29 CFR 1910.24.

THE DESIGN AND CONSTRUCTION OF FIXED LADDERS MUST COMPLY WITH 29 CFR 1910.27 OR MUST BE CLEARLY MARKED OR SECURED TO PREVENT GOVERNMENT EMPLOYEE USE.

PHYSICAL HAZARDS MUST BE MARKED ACCORDING TO 29 CFR 1910.144.

WHERE GOVERNMENT EMPLOYEES ARE EXPOSED TO MACHINERY PROVIDED BY THE LESSOR, THE MACHINERY MUST BE GUARDED ACCORDING TO 29 CFR 1910.212.

ALL TOOLS AND EQUIPMENT PROVIDED BY THE LESSOR FOR GOVERNMENT USE MUST COMPLY WITH THE APPLICABLE STANDARDS OF 29 CFR 1910.

ANY CONSTRUCTION/REPAIR AND ALTERNATE WORK DONE FOR/BY THE LESSOR SHALL COMPLY WITH THE CURRENT EDITION OF THE OSHA SAFETY AND HEALTH STANDARDS FOR CONSTRUCTION INDUSTRY, 29 CFR 1926 AND APPLICABLE PORTIONS OF 29 CFR 1910.



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## 42 LANDSCAPING

WHERE TOPOGRAPHICAL CONDITIONS PERMIT, THE SITE SHALL BE LANDSCAPED WITH TREES AND SHRUBBERY. THE CONTRACTING OFFICER SHALL APPROVE THE LANDSCAPING TO BE PROVIDED.

## 43 ALTERNATIVE DESIGN SOLUTIONS

AN OFFEROR MAY PROPOSE A DIFFERENT DESIGN SOLUTION TO A PARTICULAR SET OF PERFORMANCE REQUIREMENTS. HE/SHE MUST PRESENT A SEPARATE COST FOR THE ALTERNATE ALONG WITH THE CATALOGUE CUTS, DRAWINGS, MANUFACTURERS SPECIFICATIONS OR SAMPLES SUFFICIENT TO EVALUATE THE ALTERNATIVE. HOWEVER, THE OFFEROR MUST INCLUDE THE COST OF THE ITEM AS THE GOVERNMENT'S WRITTEN REQUIREMENTS SPECIFY FOR THE PURPOSES OF EVALUATING THE OVERALL RESPONSE TO THE SPO. ALTERNATES INCLUDED IN THE OFFERS WILL BE PART OF THE CONSIDERATION FOR AWARD.

## 44 LAYOUT AND FINISHES

LESSOR SHALL PROVIDE FINISH SELECTION SAMPLES FOR ALL ITEMS TO BE FINISHED OR INSTALLED. ALL FINISH SELECTION SAMPLES MUST BE PROVIDED WITHIN 15 CALENDAR DAYS OF THE REQUEST FOR SUCH BY THE CONTRACTING OFFICER.

GSA SHALL DELIVER NECESSARY FINISH SELECTIONS TO THE LESSOR WITHIN 15 CALENDAR DAYS AFTER RECEIPT OF PLANS AND SAMPLES. A MINIMUM OF 5 SAMPLES SHALL BE PROVIDED TO THE GOVERNMENT. NO SUBSTITUTIONS MAY BE MADE AFTER SAMPLE SELECTION.

## 45 CEILINGS & INTERIOR FINISHES

CEILINGS MUST BE AT LEAST 8.0 FEET AND NO MORE THAN 10.0 FEET CLEAR FROM FLOOR TO LOWEST OBSTRUCTION. THEY MUST HAVE ACOUSTICAL TREATMENT ACCEPTABLE TO THE CONTRACTING OFFICER. A FLAMESPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS (ASTM E-84). PROTRUSIONS OF FIXTURES INTO TRAFFIC WAYS SHALL BE AVOIDED.

IN BUILDINGS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM WHICH MEET THE GOVERNMENT'S APPROVAL, CEILINGS AND INTERIOR FINISHES IN AREAS NOT PART OF THE NORMAL EXIT MUST HAVE FLAMESPREAD AND SMOKE DEVELOPMENT LIMITS OF 200, IN LIEU OF 25 FOR THE FLAMESPREAD AND 50 FOR SMOKE DEVELOPMENT (ASTM E-84).

CEILINGS MUST BE A FLAT PLANE IN EACH ROOM AND SUSPENDED WITH RECESSED LIGHT FIXTURES AND FINISHED AS FOLLOWS UNLESS AN ALTERNATIVE FINISH IS APPROVED BY THE CONTRACTING OFFICER:

- RESTROOMS: PLASTER OR PAINTED AND TAPED GYPSUM BOARD
- OFFICE SPACE, CONFERENCE ROOMS, CORRIDORS OR AS NOTED ELSEWHERE: CEILINGS WITH A RECESSED EXPOSED SPLINE SUSPENDED CEILING SYSTEM WITH LAY-IN MINERAL FIBER AND REGULAR PANELS OF NONDIRECTIONAL FISSURED DESIGN, ARMSTRONG CORTEGA COLORTONE CEILINGS OR EQUAL.

(SEE CLAUSE TITLED "ACOUSTICAL REQUIREMENTS" FOR ADDITIONAL SPECIFICATIONS)

## 46 WALL COVERINGS

### **PHYSICAL REQUIREMENTS:**

ALL WALL FINISHES MUST HAVE A FLAMESPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS THROUGHOUT. HOWEVER, WHEN A BUILDING IS PROTECTED BY A SPRINKLER SYSTEM MEETING THE GOVERNMENT'S APPROVAL, WALL FINISHES IN ALL AREAS, EXCEPT THOSE AREAS WHICH ARE PART OF THE NORMAL EXITS, MAY HAVE FLAMESPREAD AND SMOKE DEVELOPMENT LIMITS OF 200 CRF (ASTM E-84).

PRIOR TO OCCUPANCY, ALL RESTROOMS OFFERED TO COMPLY WITH THE RESTROOM FIXTURE SCHEDULE OF THIS SOLICITATION MUST HAVE CERAMIC TILE IN SPLASH AREAS AND VINYL WALL COVERING NOT LESS THAN 13 OUNCES PER SQUARE YARD AS SPECIFIED IN FS CCC-W-

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408 ON REMAINING WALL AREAS OR EQUIVALENT QUALITY AS APPROVED BY THE CONTRACTING OFFICER, UNLESS AN ALTERNATE FINISH IS APPROVED BY THE CONTRACTING OFFICER.

PRIOR TO OCCUPANCY, ALL ELEVATOR AREAS AND HALLWAYS WHICH ACCESS THE GOVERNMENT'S LEASED SPACE, EATING/GALLEY AREAS WITHIN THE GOVERNMENT'S LEASED SPACE, LOUNGES AND KITCHENS ARE TO BE COVERED WITH VINYL WALL COVERINGS NO LESS THAN 22 OUNCES PER LINEAR YARD AS SPECIFIED IN FS-CCC-W-408 46 VINYL, OR AN ALTERNATE FINISH AS APPROVED BY THE CONTRACTING OFFICER.

#### **VINYL WALL COVERING:**

- A. THE AGENCY SHALL SELECT ALL FINISH COLOR SAMPLES AS PROVIDED BY THE OFFEROR.
- B. COLOR BREAKS AND ACCENT WALLS WILL BE PROVIDED WHERE SPECIFIED BY THE AGENCY.
- C. WALL COVERING SHALL BE AS FOLLOWS:
  - A WEIGHT OF 13 OUNCES PER LINEAR YARD, BASED ON 54" WIDTH AS REQUIRED ABOVE.
  - A WEIGHT OF 22 OUNCES PER LINEAR YARD, BASED ON 54" WIDTH AS REQUIRED ABOVE.
  - EQUAL TO OR EXCEED PHYSICAL REQUIREMENTS AS LISTED IN SPECIFICATION FS-CCC-W-408.
  - IN ACCORDANCE WITH ASTM E-84 TUNNEL TEST RATING, MATERIAL FLAME SPREAD SHALL BE 25 OR LESS, FUEL CONTRIBUTION OF 0, AND SMOKE DEVELOPED OF 50 OR LESS.
  - SHALL MEET FEDERAL SPECIFICATION OR CCC-W-408A AND CFFA-101A; QUALITY STANDARD FOR VINYL COATED FABRIC WALL COVERING. TYPE I, II, III SHALL BE SPECIFIED. SHOULD CONTAIN MILDEW INHIBITORS. SHALL HAVE FACTORY APPLIED 1/2" MIL THICK TEDLAR FILM APPLIED TO WALL COVERING SURFACE.
  - SHALL PROVIDE EARLY WARNING OF POTENTIAL FIRE CONDITIONS AS BASED ON ASTM E 603-77 STANDARD GUIDE FOR ROOM FIRE EXPERIMENTS. WALL COVERING SHALL CONTAIN THERMOPARTICULATING INGREDIENTS WHICH WHEN HEATED TO APPROXIMATELY 300° F EMIT COLORLESS ODORLESS VAPOR THAT ACTIVATES IONIZATION SMOKE DETECTORS.
  - ADHESIVE SHALL CONTAIN MILDEW INHIBITORS.
  - WALLCOVERING SHALL BE B.F. GODDRICH-KOROSEAL, WOLF GORDON-MAXITONE AND MINITONE OR EQUAL.

#### **CERAMIC TILE:**

- A. THE GOVERNMENT SHALL SELECT ALL CERAMIC FINISHES AS PROVIDED BY THE OFFEROR.
- B. CERAMIC WALL TILE SHALL BE AS FOLLOWS:
  - TILE SHALL BE EITHER A CERAMIC OR MOSAIC WALL TILE AS SPECIFIED BY THE CONTRACTING OFFICER.
  - GROUTING MATERIAL TO BE EPOXY GROUT.
  - ALL EPOXY SHALL COMPLY WITH ANSI A118.3 AND A108.6.
  - FURNISH ONLY STANDARD GRADE WALL TILE AND TRIM THAT COMPLIES WITH ANSI A-137.1. AMERICAN OLEAN OR EQUAL.
  - WORKMANSHIP IN ALL TILEWORK SHALL BE OF FIRST CLASS QUALITY AS DETERMINED BY THE CONTRACTING OFFICER. ALL PRODUCTS SHALL BE USED IN ACCORDANCE WITH RECOMMENDATIONS AND DIRECTIONS OF THE MANUFACTURERS FOR A UNIFORM, PLUMB AND LEVEL INSTALLATION.



## **REPLACEMENT:**

ALL WALLCOVERING IS TO BE MAINTAINED IN "LIKE NEW" CONDITION FOR THE LIFE OF THE LEASE. WALLCOVERING MUST BE REPLACED OR REPAIRED AT THE LESSOR'S EXPENSE, INCLUDING MOVING AND REPLACING FURNISHINGS, ANY TIME DURING THE OCCUPANCY BY THE GOVERNMENT IF THE WALLCOVERING IS TORN, PEELING OR PERMANENTLY STAINED. THE CERAMIC TILE IN THE RESTROOMS AND OTHER AREAS SPECIFIED HEREIN MUST BE REPLACED OR REPAIRED IF IT IS LOOSE, CHIPPED, BROKEN OR PERMANENTLY DISCOLORED. ALL REPAIR AND REPLACEMENT WORK IS TO BE ACCOMPLISHED AFTER WORKING HOURS.

### **47 WALLCOVERING: PAINTING**

PRIOR TO OCCUPANCY ALL SURFACES DESIGNATED BY GSA FOR PAINTING MUST BE NEWLY PAINTED IN COLORS ACCEPTABLE TO GSA. ALL PAINTED SURFACES, INCLUDING ANY PARTITIONING INSTALLED BY THE GOVERNMENT OR LESSOR AFTER GOVERNMENT OCCUPANCY, MUST BE REPAINTED AFTER WORKING HOURS AT THE LESSOR'S EXPENSE AT LEAST EVERY (5) YEARS. THIS INCLUDES MOVING AND RETURN OF FURNITURE. PAINTING OF PUBLIC AREAS SHALL OCCUR AT LEAST EVERY (3) THREE YEARS.

PAINT SHALL BE SEMI-GLOSS LATEX. DURON COMMERCIAL PRO-KOTE OR EQUIVALENT QUALITY. GSA SHALL SELECT ALL FINISH COLORS.

OFFEROR SHALL APPLY ADEQUATE QUANTITY TO COVER ALL SURFACES.

COLOR BREAKS AND ACCENT WALLS WILL BE PROVIDED WHERE SPECIFIED BY THE GOVERNMENT.

### **48 DOORS: EXTERIOR**

EXTERIOR DOORS MUST BE HEAVY DUTY, FULL FINISH, HOLLOW STEEL CONSTRUCTION. EXTERIOR DOORS SHALL BE WEATHERTIGHT, EQUIPPED WITH AUTOMATIC DOOR CLOSERS AND OPEN OUTWARD. DOORS SHALL BE FITTED WITH A STEEL BOLT PROTECTION PLATE WHICH DETERS TAMPERING WITH THE BOLT OR LATCH. HINGES, PIVOTS, AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED.

### **49 DOORS: INTERIOR**

DOORS MUST HAVE A MINIMUM OPENING OF 36 INCHES BY 80 INCHES. HOLLOW CORE DOORS ARE NOT ACCEPTABLE. THEY MUST BE FLUSH, SOLID CORE NATURAL WOOD, VENEER FACED OR EQUIVALENT FINISH AS APPROVED BY THE CONTRACTING OFFICER. THEY SHALL BE OPERABLE BY A SINGLE EFFORT AND MUST BE IN ACCORDANCE WITH NATIONAL BUILDING CODE REQUIREMENTS. THEY WILL BE PROVIDED AT A RATIO OF ONE PER 350 NUSF.

### **50 DOORS: MANEUVERING CLEARANCES**

THE WALK LANDING OR FLOOR AREA FOR DOORS THAT OPEN ONTO WALKWAYS, RAMPS, CORRIDORS, AND OTHER PEDESTRIAN PATHS OF TRAVEL, SHALL BE CLEAR AND LEVEL, WITH A SLOPE NO GREATER THAN 1:50 AND EXTEND A MINIMUM OF 5 FEET FROM THE SWING SIDE OF THE DOOR, 4 FEET FROM THE OPPOSITE SIDE AND A MINIMUM OF 1-1/2 FEET PAST THE LATCH SIDE (PULL SIDE) AND A MINIMUM OF 1 FOOT PAST THE LATCH SIDE (PUSH SIDE) OF THE DOOR.

### **51 DOORS: HARDWARE**

DOORS MUST HAVE HEAVY DUTY HARDWARE WITH HARDWARE STOPPS. ALL PUBLIC USE DOORS MUST BE EQUIPPED WITH KICKPLATES. PUBLIC USE DOORS MUST ALSO HAVE PULL BARS OR HANDLES, AND AUTOMATIC CLOSERS. DOOR CLOSERS MUST BE CONCEALED. CORRIDOR AND OUTSIDE DOORS MUST BE EQUIPPED WITH FIVE-PIN, TUMBLER CYLINDER LOCKS AND DOOR CHECKS. ALL LOCKS MUST BE MASTER KEYED. THE GOVERNMENT MUST BE FURNISHED AT LEAST TWO MASTER KEYS AND TWO KEYS FOR EACH LOCK. HARDWARE FOR DOORS IN THE MEANS OF EGRESS SHALL CONFORM TO NFPA STANDARD NO. 101.

## **52 DOORS: IDENTIFICATION**

DOOR IDENTIFICATION SHALL BE INSTALLED IN APPROVED LOCATIONS ADJACENT TO OFFICE ENTRANCES. DOOR IDENTIFICATION SHALL PROVIDE FOR THE ROOM NUMBER AND THREE ADDITIONAL LINES OF AGENCY INFORMATION. SIGNS SHALL BE EASILY CHANGEABLE WITH NO SPECIAL EQUIPMENT. INITIAL LETTERING SHALL BE FURNISHED AND INSTALLED BY LESSOR. THE FORM OF DOOR IDENTIFICATION MUST BE APPROVED BY THE CONTRACTING OFFICER. TOILET, STAIRWAY, AND CORRIDOR DOORS MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT A HEIGHT OF 54 TO 66 INCHES ABOVE THE FLOOR, AND WHEREVER POSSIBLE, MOUNTED ON THE WALL AT THE LATCH SIDE OF THE DOOR. SELDOM-USED DOORS TO AREAS POSING DANGER TO THE BLIND MUST HAVE KURLED OR ACCEPTABLE PLASTIC ABRASIVE COATED HANDLES. TACTILE WARNING INDICATORS SHALL NOT BE USED TO IDENTIFY EXIT STAIRS.

## **53 PARTITIONS: GENERAL**

PARTITIONS AND DIVIDERS MUST BE PROVIDED AS OUTLINED BELOW. PARTITIONING REQUIREMENTS MAY BE MET WITH EXISTING PARTITIONS IF THEY MEET THE GOVERNMENT'S STANDARDS AND LAYOUT REQUIREMENTS.

## **54 PARTITIONS: PERMANENT**

PERMANENT PARTITIONS MUST BE PROVIDED AS NECESSARY TO SURROUND STAIRS, CORRIDORS, ELEVATOR SHAFTS, TOILET ROOMS AND JANITOR CLOSETS. THEY SHALL HAVE A FLAMESPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS (ASTM E-84). STAIRS, ELEVATORS AND OTHER FLOOR OPENINGS SHALL BE ENCLOSED BY PARTITIONS AND HAVE THE FIRE RESISTANCE REQUIRED BY NFPA NO. 101. THEY SHALL EXTEND FROM THE STRUCTURAL FLOOR SLAB TO THE STRUCTURAL CEILING SLAB.

APPLY WOOD BLOCKING TO SUPPORT WALL MOUNTED SYSTEM COMPONENTS AT A RATIO OF 4 TO 10 LINEAL FEET OF SUBDIVIDING WALL.

## **55 PARTITIONS: SUBDIVIDING**

ALL SUBDIVIDING PARTITIONS SHALL COMPLY WITH THE UNIFORM BUILDING CODE (UBC) AND LOCAL REQUIREMENTS. THEY MUST BE PROVIDED AT A RATIO OF (1) ONE LINEAR FOOT FOR EACH (10) TEN SQUARE FEET OF SPACE LEASED. PARTITIONING OVER INTERIOR OFFICE DOORS IS INCLUDED IN THE MEASUREMENT. THEY MUST EXTEND FROM THE FINISHED FLOOR TO THE FINISHED CEILING AND FLAMESPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS (ASTM E-84-TEST).

PARTITIONS MAY BE PREFINISHED OR TAPED AND PAINTED. HVAC MUST BE REBALANCED AND LIGHTING REPOSITIONED, AS APPROPRIATE, AFTER INSTALLATION OF PARTITIONS.

## **56 FLOOR COVERING AND PERIMETERS**

FLOOR COVERING MAY BE EITHER RESILIENT FLOORING OR CARPET EXCEPT AS OTHERWISE SPECIFIED IN THIS SOLICITATION. FLOOR PERIMETERS AT PARTITIONS MUST HAVE VINYL BASE. ANY EXCEPTIONS MUST BE APPROVED BY THE CONTRACTING OFFICER.

### **OFFICE AREAS:**

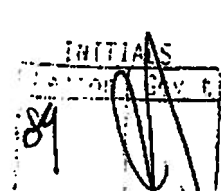
PRIOR TO OCCUPANCY, CARPET MUST COVER ALL OFFICE AREAS, PARTITIONED OR UNPARTITIONED, INCLUDING INTERIOR HALLWAYS AND CONFERENCE ROOMS, UNLESS OTHERWISE SPECIFIED IN THIS SFO.

### **SPECIALTY AREAS:**

SEE SPECIAL AREA PERFORMANCE SPECIFICATIONS FOR FLOOR COVERING DETAILS.

### **TOILET AND SERVICE AREAS:**

TERRAZZO, UNGLAZED CERAMIC TILE, AND/OR QUARRY TILE SHALL BE USED IN ALL TOILET AND SERVICE AREAS UNLESS ANOTHER COVERING IS APPROVED BY THE CONTRACTING OFFICER.



## **CARPET: PHYSICAL REQUIREMENTS:**

ALL CARPET MUST BE NEWLY INSTALLED AND MEET THE FOLLOWING SPECIFICATIONS:

- PILE YARN CONTENT: CONTINUOUS FILAMENT, SOIL-HIDING NYLON, WOOL/NYLON COMBINATIONS.
- CARPET PILE CONSTRUCTION: LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE.
- PILE WEIGHT: 28 OUNCES PER SQUARE YARD MINIMUM.
- SECONDARY BACK: SYNTHETIC FIBER OR JUTE FOR GLUE-DOWN INSTALLATION.
- TOTAL WEIGHT: 64 OUNCES PER SQUARE YARD MINIMUM.
- FLAMMABILITY: IN ALL AREAS EXCEPT EXITS, CARPET MUST HAVE A CRITICAL RADIANT FLUX (CRF) OF 0.22 OR GREATER WITH A SPECIFIC OPTICAL DENSITY NOT OVER 450. CARPET IN EXITS MUST HAVE AT LEAST A CRF OF 0.60. CARPET PASSING THE CONSUMER PRODUCTS SAFETY COMMISSION PFL-70 (PILL TEST) IS ACCEPTABLE FOR OFFICE AREAS. IT MAY ALSO BE USED IN CORRIDORS WHICH ARE PROTECTED BY AUTOMATIC SPRINKLERS.
- STATIC BUILDUP: 3.5 KV MAXIMUM WITH BUILT-IN STATIC DISSIPATION IS RECOMMENDED; "STATIC-CONTROLLED" IS ACCEPTABLE.

## **CARPET: SAMPLES:**

WHEN CARPET MUST BE NEWLY INSTALLED OR CHANGED, THE OFFEROR SHALL PROVIDE THE GOVERNMENT WITH A MINIMUM OF (5) FIVE COLOR SAMPLES. THE SAMPLE AND COLOR MUST BE APPROVED BY CSA PRIOR TO INSTALLATION. NO SUBSTITUTES MAY BE MADE BY THE OFFEROR AFTER SAMPLE SELECTION.

## **CARPET: INSTALLATION:**

CARPET MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURING INSTRUCTIONS TO LAY SMOOTHLY AND EVENLY.

## **CARPET: REPLACEMENT:**

CARPET SHALL BE REPLACED AT LEAST EVERY 10 YEARS DURING GOVERNMENT OCCUPANCY OR ANYTIME DURING THE LEASE WHEN:

- BACKING OR UNDERLAYMENT IS EXPOSED.
- THERE ARE NOTICEABLE VARIATIONS IN SURFACE COLOR OR TEXTURE.

REPLACEMENT INCLUDES MOVING AND RETURN OF FURNITURE.

THE CARPET SHALL BE REPLACED BY THE LESSOR AT NO COST TO THE GOVERNMENT.

## **CARPET: ADDITIONAL SPECIFICATIONS:**

IF THE OFFEROR PROPOSES THAT BUILDING MAINTENANCE WILL BE THE RESPONSIBILITY OF THE GOVERNMENT, THE FOLLOWING CARPET SPECIFICATIONS SHALL ALSO APPLY:

- CARPET CONSTRUCTION: AT LEAST 64 TUFTS PER SQUARE INCH, WITH A SYNTHETIC PRIMARY BACK AND TUFT BIND OF AT LEAST 10 POUNDS.
- PILE HEIGHT: 3/16 INCH TO 1/2 INCH.

## **RESILIENT FLOORING: PHYSICAL REQUIREMENTS:**

WHEN RESILIENT FLOORING MUST BE INSTALLED OR CHANGED, THE OFFEROR SHALL PROVIDE THE GOVERNMENT A MINIMUM OF (5) FIVE COLOR SAMPLES. THE SAMPLE AND COLOR MUST BE APPROVED BY CSA PRIOR TO INSTALLATION. NO SUBSTITUTES MAY BE MADE BY THE OFFEROR AFTER SAMPLE SELECTION.

## **RESILIENT FLOORING: REPLACEMENT:**

THE FLOORING SHALL BE REPLACED BY THE LESSOR AT NO COST TO THE GOVERNMENT PRIOR TO, OR DURING GOVERNMENT OCCUPANCY WHEN IT HAS:

- CURLS, UPTURNED EDGES, OR OTHER NOTICEABLE VARIATIONS IN TEXTURE.

## **57 ACOUSTICAL REQUIREMENTS**

### **REVERBERATION CONTROL:**

CEILINGS IN CARPETED SPACE SHALL HAVE A NOISE REDUCTION COEFFICIENT (NRC) OF NOT LESS THAN 0.85 IN ACCORDANCE WITH ASTM C-423. CEILINGS IN OFFICES, CONFERENCE ROOMS, AND CORRIDORS HAVING RESILIENT FLOORING SHALL HAVE AN NRC OF NOT LESS THAN 0.65.

### **AMBIENT NOISE CONTROL:**

AMBIENT NOISE FROM MECHANICAL EQUIPMENT SHALL NOT EXCEED NOISE CRITERIA (NC) CURVES AS LISTED IN THE ASHRAE HANDBOOK.

### **NOISE ISOLATION:**

UNLESS OTHERWISE SPECIFIED IN THIS SFO, ROOMS SEPARATED FROM ADJACENT SPACES BY CEILING-HIGH PARTITIONS (NOT INCLUDING DOORS) SHALL NOT BE LESS THAN THE FOLLOWING NOISE-ISOLATION CLASS (NIC) STANDARDS WHEN TESTED IN ACCORDANCE WITH ASTM E-336:

PUBLIC REFERENCE ROOM(S):	NIC-40
CONFERENCE ROOMS:	NIC-40
OFFICES:	NIC-35

### **CERTIFICATION:**

THE CONTRACTING OFFICER MAY REQUIRE AT NO COST TO THE GOVERNMENT. A CERTIFICATION ATTESTING THAT ACOUSTICAL REQUIREMENTS HAVE BEEN MET. CERTIFICATION MUST BE ACCOMPANIED BY TEST REPORTS BY A QUALIFIED ACOUSTICAL CONSULTANT VERIFYING REQUIREMENTS FOR CONTROL OF AMBIENT NOISE AND NOISE ISOLATION.

THE REQUIREMENTS OF THIS PARAGRAPH SHALL TAKE PRECEDENCE OVER ANY ADDITIONAL SPECIFICATIONS IN THIS SOLICITATION IF THERE IS A CONFLICT.

REFER TO ATTACHMENT B, NO. 7.

SPECIFIC NOTE: ALL REFERENCES TO GROUND LEVEL CAN BE CONSTRUED TO BE ON GRADE OR BELOW.

## **58 WINDOW COVERING**

ALL EXTERIOR WINDOWS SHALL BE EQUIPPED WITH ALUMINUM MINI BLINDS WITH SLATS OF (1) ONE INCH OR LESS. THE WINDOW BLINDS MUST HAVE NON-CORRODING MECHANISMS AND SYNTHETIC TAPES.

## **59 BUILDING DIRECTORY**

A TAMPER PROOF DIRECTORY, APPROXIMATELY 6' X 9' WITH LOCK SHALL BE PROVIDED IN THE BUILDING LOBBY AND IT MUST BE ACCEPTABLE TO THE CONTRACTING OFFICER.

## **60 AGENCY IDENTIFICATION**

AGENCY IDENTIFICATION SIGNAGE MUST BE MOUNTED EITHER ON THE BUILDING OR A MONOLITH IN FRONT OF THE BUILDING ENTRANCE. ALL AGENCY IDENTIFICATION SIGNAGE MUST BE UNOBSTRUCTED AND CLEARLY VISIBLE FROM THE STREET DURING THE DAY AND AT NIGHT.

ALL SIGNAGE MUST MEET THE MINIMUM REQUIREMENTS AS SPECIFIED BY GSA SIGNAGE SPECIFICATIONS AND APPROVED BY THE CONTRACTING OFFICER.

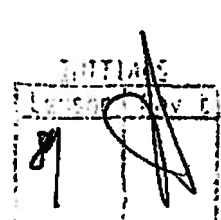
A TAMPER PROOF DIRECTORY BOARD APPROXIMATELY 4' X 5' SHALL BE PROVIDED ON EACH FLOOR AT THE CENTRAL RECEPTION AREA.

## **61 FLAGPOLE**

A FLAGPOLE SHALL BE PROVIDED AT A LOCATION TO BE APPROVED BY CONTRACTING OFFICER. THE FLAG WILL BE PROVIDED BY THE GOVERNMENT. THIS REQUIREMENT MAY BE WAIVED IF DETERMINED INAPPROPRIATE BY GSA.

THE LESSOR SHALL BE RESPONSIBLE FOR FLAG DISPLAY ON ALL WORKDAYS AND FEDERAL HOLIDAYS. THE GOVERNMENT WILL PROVIDE INSTRUCTIONS WHEN FLAGS MUST BE FLOWN AT HALF STAFF.

September 26. 1991



## **SECTION: MECHANICAL, ELECTRICAL, PLUMBING**

### **62 GENERAL**

THE LESSOR SHALL PROVIDE AND OPERATE ALL BUILDING EQUIPMENT AND SYSTEMS IN ACCORDANCE WITH APPLICABLE TECHNICAL PUBLICATIONS, MANUALS, AND STANDARD PROCEDURES. MAINS, LINES, AND METERS FOR UTILITIES SHALL BE PROVIDED BY THE LESSOR. EXPOSED DUCTS, PIPING, AND CONDUITS ARE NOT PERMITTED IN OFFICE SPACE.

### **63 DRINKING FOUNTAINS**

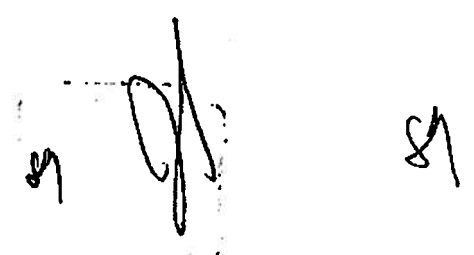
THE LESSOR SHALL PROVIDE A MINIMUM OF ONE DRINKING FOUNTAIN ON EACH FLOOR OF OFFICE SPACE LOCATED SO NO PERSON WILL HAVE TO TRAVEL MORE THAN 150 FEET TO REACH IT. THE WATER SHALL BE CHILLED. ALL WATER FOUNTAINS SHALL BE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED. THEY SHALL HAVE AN UP FRONT SPOUT AND CONTROL WHICH IS LOCATED NO HIGHER THAN 36 INCHES ABOVE THE FINISHED FLOOR. CONTROLS SHALL BE HAND OR HAND AND FOOT OPERATED. CONVENTIONAL FLOOR MOUNTED WATER FOUNTAINS CAN BE SERVICEABLE TO INDIVIDUALS IN WHEELCHAIRS IF A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES IS PROVIDED ADJACENT TO THE FOUNTAIN. A WALL MOUNTED, HAND OPERATED COOLER MAY SERVE THE ABLE-BODIED AND PHYSICALLY DISABLED EQUALLY WELL WHEN THE BUBBLER IS MOUNTED NO HIGHER THAN 36 INCHES AND THERE IS CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON OF THE COOLER AND THE FLOOR AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 17 TO 19 INCHES DEEP. A FULLY RECESSED WATER FOUNTAIN IS NOT RECOMMENDED. THE WATER FOUNTAIN SHOULD NOT BE SET INTO AN ALCOVE UNLESS THE ALCOVE IS WIDER THAN 30 INCHES AND NOT MORE THAN 2 FEET DEEP.

### **64 RESTROOMS**

SEPARATE TOILET FACILITIES FOR MEN AND WOMEN SHALL BE PROVIDED ON EACH FLOOR OCCUPIED BY THE GOVERNMENT IN THE BUILDING. THE FACILITIES MUST BE LOCATED SO THAT EMPLOYEES WILL NOT BE REQUIRED TO TRAVEL MORE THAN 180 FEET ON THE FLOOR TO REACH THE TOILETS. EACH TOILET ROOM SHALL HAVE A SUFFICIENT NUMBER OF WATER CLOSETS ENCLOSED WITH MODERN STALL PARTITIONS AND DOORS, URINALS (IN MEN'S ROOMS) AND HOT WATER (SET AT 105 DEGREES IF PRACTICAL) AND COLD WATER. WATER CLOSETS AND URINALS SHALL NOT BE VISIBLE WHEN THE EXTERIOR DOOR IS OPEN. EACH MAIN TOILET ROOM SHALL CONTAIN:

#### **EQUIPMENT:**

- A SOAP DISPENSER, SHELF AND MIRROR ABOVE THE LAVATORY.
- TOILET PAPER DISPENSER IN EACH WATER CLOSET STALL THAT WILL HOLD AT LEAST TWO ROLLS AND ALLOW EASY UNRESTRICTED DISPENSING.
- A COAT HOOK ON INSIDE FACE OF DOOR TO EACH WATER CLOSET STALL AND ON SEVERAL WALL LOCATIONS BY LAVATORIES.
- AT LEAST ONE MODERN PAPER TOWEL DISPENSER, SOAP DISPENSER AND WASTE RECEPTACLE FOR EVERY TWO LAVATORIES.
- A COIN OPERATED SANITARY NAPKIN DISPENSER IN WOMEN'S TOILET ROOMS WITH WASTE RECEPTACLE FOR EACH WATER CLOSET STALL.
- A DISPOSABLE TOILET SEAT COVER DISPENSER.
- CERAMIC TILE OR COMPARABLE WAINSCOT FROM THE FLOOR TO A MINIMUM HEIGHT OF 4'- 6".
- A COUNTER AREA OF AT LEAST TWO FEET IN LENGTH, EXCLUSIVE OF THE LAVATORIES (HOWEVER, IT MAY BE ATTACHED TO THE LAVATORIES) WITH A MIRROR ABOVE AND GROUND FAULT INTERRUPT TYPE CONVENIENCE OUTLET LOCATED ADJACENT TO THE COUNTER AREA.



## HANDICAPPED:

REFER TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS ATTACHED.

## 65 RESTROOMS: FIXTURE SCHEDULE

THE TOILET FIXTURE SCHEDULES SPECIFIED BELOW SHALL BE APPLIED TO EACH FULL FLOOR BASED ON ONE PERSON FOR EACH 135 SQUARE FEET OF OFFICE SPACE IN A RATIO OF 50 PERCENT MEN AND 50 PERCENT WOMEN:  
REFER TO THE SCHEDULE SEPARATELY FOR EACH SEX.

NUMBER OF MEN*/WOMEN	WATER CLOSETS	LAVATORIES
1-15	1	1
16-35	2	2
36-55	3	3
56-60	4	3
61-80	4	4
81-90	5	4
91-110	5	5
111-125	6	5
126-150	6	**
OVER 150	***	

\* IN MEN'S FACILITIES. URINALS MAY BE SUBSTITUTED FOR ONE-THIRD OF THE WATER CLOSETS SPECIFIED.

\*\* ADD ONE LAVATORY FOR EACH 45 ADDITIONAL EMPLOYEES OVER 125

\*\*\* ADD ONE WATER CLOSET FOR EACH 40 ADDITIONAL EMPLOYEES OVER 150.

LOBBY LEVEL SHALL REQUIRE THE FOLLOWING MINIMUM AMOUNT OF FIXTURES FOR RESTROOMS:

- MEN'S ROOM SHALL REQUIRE 6 STALLS, 6 URINALS AND 6 SINKS.
- WOMEN'S ROOM SHALL REQUIRE 12 STALLS AND 6 SINKS.

## 66. JANITOR CLOSETS

JANITOR CLOSETS WITH SERVICE SINK, HOT AND COLD WATER, AND AMPLE STORAGE FOR CLEANING EQUIPMENT, MATERIALS, AND SUPPLIES SHALL BE PROVIDED ON ALL FLOORS. JANITOR CLOSETS SHALL HAVE DOOR(S) FITTED WITH AN AUTOMATIC DEADLOCKING LATCH BOLT WITH A MINIMUM THROW OF 1/2 INCH.

## 67 HEATING AND AIR CONDITIONING

DURING NONWORKING HOURS, HEATING TEMPERATURES SHALL BE SET NO HIGHER THAN 55 DEGREES FAHRENHEIT AND AIR CONDITIONING WILL NOT BE PROVIDED. THERMOSTATS SHALL BE SECURED FROM MANUAL OPERATION BY KEY OR LOCKED CAGE. A KEY SHALL BE PROVIDED TO THE GSA FIELD OFFICE MANAGER.

AREAS HAVING EXCESSIVE HEAT GAIN OR HEAT LOSS, OR AFFECTED BY SOLAR RADIATION AT DIFFERENT TIMES OF THE DAY, SHALL BE INDEPENDENTLY CONTROLLED.

THERMOSTATS SHALL BE SET TO MAINTAIN TEMPERATURES BETWEEN 65 AND 70 DEGREES FAHRENHEIT DURING THE HEATING SEASON AND 76 AND 80 DEGREES FAHRENHEIT DURING THE COOLING SEASON. THESE TEMPERATURES MUST BE MAINTAINED THROUGHOUT THE LEASED PREMISES AND SERVICE AREAS, REGARDLESS OF OUTSIDE TEMPERATURES, DURING THE HOURS OF OPERATION SPECIFIED IN THIS SFO.

INITIALS	
Lessor	Gov t
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HEATING SYSTEMS SHALL NOT BE OPERATED TO MAINTAIN TEMPERATURES ABOVE 70 DEGREES, AND COOLING SYSTEMS SHALL NOT BE OPERATED TO ACHIEVE TEMPERATURES BELOW 76 DEGREES. HEATING ENERGY SHALL NOT BE USED TO ACHIEVE THE TEMPERATURES SPECIFIED FOR COOLING, AND COOLING ENERGY SHALL NOT BE USED TO ACHIEVE THE TEMPERATURE SPECIFIED FOR HEATING.

THE CALCULATION AND DESIGN FOR THE HVAC SYSTEM AND THE HEATING AND COOLING REQUIREMENTS SHALL FOLLOW ALL RECOMMENDATIONS BY THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS, INC. (ASHRAE).

#### CLIMATE CONTROL FACTORS FOR GENERAL OFFICE

- THE DESIGN CONDITIONS MUST BE MAINTAINED BETWEEN 6" AND 6'-0"
- WINTER DESIGN DRY BULB 97.8%
- SUMMER DESIGN DRY BULB AND MEAN COINCIDENT WET BULB 2.5%
- 95 DEGREE DRY BULB
- 78 DEGREE WET BULB
- INSIDE WINTER DESIGN SHALL BE NO HIGHER THAN 70 DEGREES F DRY BULB
- INSIDE SUMMER DESIGN SHALL BE NO LOWER THAN 76 DEGREES F DRY BULB

AIR SYSTEMS SHALL BE DESIGNED TO MEET THE AIR TRANSPORT FACTOR AS DETAILED IN THE ASHRAE STANDARD 90A - 1980.

THE BUILDING SHALL BE MAINTAINED AT A POSITIVE PRESSURE. SUPPLY AIR QUANTITY SHALL BE NO LESS THAN 10% GREATER THAN EXHAUST AIR VOLUME. THE SYSTEMS SHALL BE DESIGNED TO OVERCOME STACK EFFECT.

VENTILATION RATES SHALL BE NO LESS THAN 20 CFM OUTSIDE AIR PER PERSON AND ALL VENTILATION SHALL MEET THE REQUIREMENTS OF PARAGRAPH 68.

- CONFERENCE ROOMS SHALL BE 35 CFM PER PERSON EXHAUST FOR SMOKING.
- ALL RESTROOMS, SHOWERS, ETC. SHALL BE EXHAUSTED 2 CFM/SQ.FT.
- PRINT PLANT SHALL HAVE A SEPARATE EXHAUST SYSTEM IN DARK ROOM AND CHEMICAL STORAGE AREAS AT 0.5 CFM/SQ.FT.

FILTRATION EFFICIENCIES SHALL BE 85% IN OFFICE SPACES WITH COMPUTERS, TELEPHONE ROOMS AND ELECTRONIC DATA PROCESSING SPACES. ALL OTHER SPACES SHALL BE SERVED BY A MINIMUM 60% EFFICIENT FILTERS.

FILTRATION EFFICIENCIES SHALL BE DETERMINED BY NBS DUST SPOT TEST OR ASHRAE TEST METHOD.

AIR HANDLING FILTRATION SYSTEM WILL CONSIST OF DISPOSABLE PREFILTER AND FINAL FILTER AS RATED BY ASHRAE STANDARDS.

NOISE CRITERIA (NC) CURVES WILL DETERMINE SOUND RATINGS FOR AIR HANDLING EQUIPMENT

- |                    |                                         |
|--------------------|-----------------------------------------|
| - OFFICE SPACE     | IN ACCORDANCE WITH THE ASHRAE HANDBOOK. |
| - PRIVATE OFFICE   | IN ACCORDANCE WITH THE ASHRAE HANDBOOK. |
| - CONFERENCE ROOMS | IN ACCORDANCE WITH THE ASHRAE HANDBOOK. |

AREAS HAVING EXCESSIVE HEAT GAIN OR HEAT LOSS, OR AFFECTED BY SOLAR RADIATION AT DIFFERENT TIMES OF THE DAY, SHALL BE INDEPENDENTLY CONTROLLED.

#### ZONE CONTROL:

INDIVIDUAL THERMOSTAT CONTROL SHALL BE PROVIDED FOR OFFICE SPACE WITH AREAS NOT TO EXCEED 2000 SQUARE FEET. AREAS WHICH ROUTINELY HAVE EXTENDED HOURS OF OPERATION SHALL BE ENVIRONMENTALLY CONTROLLED THROUGH DEDICATED HEATING AND AIR-CONDITIONING EQUIPMENT. SPECIAL PURPOSE AREAS (SUCH AS PHOTOCOPY CENTERS, LARGE CONFERENCE ROOMS, ETC.) WITH AN INTERNAL LOAD IN EXCESS OF 5 TONS SHALL BE INDEPENDENTLY CONTROLLED. CONCEALED PACKAGE AIR-CONDITIONING EQUIPMENT SHALL BE PROVIDED TO MEET LOCALIZED SPOT COOLING OF TENANT SPECIAL EQUIPMENT. PORTABLE SPACE HEATERS ARE PROHIBITED FROM USE.

#### EQUIPMENT PERFORMANCE:

TEMPERATURE CONTROL FOR OFFICE SPACES SHALL BE ASSURED BY CONCEALED CENTRAL HEATING AND AIR-CONDITIONING EQUIPMENT. HVAC SYSTEM DESIGN AND CAPACITY MUST ACCOMMODATE THE EXTRA HEAT LOAD INHERENT IN THE GOVERNMENT'S EXPECTED OCCUPANCY RATE OF ONE PERSON PER 135 SQUARE FEET OF SPACE AND OFFICE AUTOMATION EQUIPMENT PLANNED. THE HVAC SYSTEM MUST PROVIDE FOR THE OFFICE AUTOMATION AND EQUIPMENT LOAD OF 5 WATTS PER NET USABLE SQUARE FOOT AND 2 WATTS PER SQUARE FOOT FOR LIGHTING.

28



## **68 VENTILATION**

OUTSIDE AIR SHALL BE PROVIDED TO ALL OFFICE SPACE FOR A MINIMUM OF 20 CUBIC FEET PER MINUTE (CFM) FOR EACH PERSON OR 0.2 CFM PER SQUARE FOOT, WHICHEVER IS GREATER. ECONOMIZER CYCLE FREE COOLING, USING OUTSIDE AIR MAY BE USED FOR COOLING. WHERE THE GOVERNMENT PAYS UTILITIES, AN AUTOMATIC AIR ECONOMIZER CYCLE MUST BE PROVIDED TO ALL AIR HANDLING EQUIPMENT. CONFERENCE ROOMS OF 400 SQUARE FEET OR GREATER SHALL BE PROVIDED WITH A DEDICATED SOURCE OF VENTILATION AIR OR BE FITTED WITH AIR HANDLING EQUIPMENT WITH SMOKE/ODOR REMOVING FILTERS.

WHERE THE LESSOR PROPOSES THAT THE GOVERNMENT SHOULD PAY UTILITIES, THE BUILDING SHALL HAVE A FULLY FUNCTIONAL BUILDING AUTOMATION SYSTEM (BAS) CAPABLE OF CONTROL, REGULATION, AND MONITORING OF ALL HVAC EQUIPMENT. THE BAS SHALL BE FULLY SUPPORTED BY A SERVICE AND MAINTENANCE CONTRACT.

## **69 ELECTRICAL: GENERAL**

THE LESSOR SHALL BE RESPONSIBLE FOR MEETING THE APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE NATIONAL ELECTRIC SAFETY CODE, STANDARDS OF THE NATIONAL ELECTRIC MANUFACTURERS' ASSOCIATION, INSULATED POWER CABLE ENGINEERS' ASSOCIATION, THE AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS, AND LOCAL CODES AND ORDINANCES. WHEN CODES CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY. MAIN SERVICE FACILITIES WILL BE ENCLOSED. THE ENCLOSURE MAY NOT BE USED FOR STORAGE OR OTHER PURPOSES AND SHALL HAVE DOOR(S) FITTED WITH AN AUTOMATIC DEADLOCKING LATCH BOLT WITH A MINIMUM THROW OF 1/2 INCH. DISTRIBUTION PANELS MUST BE CIRCUIT BREAKER TYPE WITH 10 PER CENT SPARE POWER LOAD AND CIRCUITS.

## **70 ELECTRICAL: DISTRIBUTION**

### **POWER DISTRIBUTION SYSTEM**

PRIMARY POWER SUPPLY SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S STANDARDS.

SECONDARY POWER DISTRIBUTION SHALL BE THE FOLLOWING SYSTEMS:

- 480/277 VOLTS, 3 PHASE, 4 WIRE
- 208/120 VOLTS, 3 PHASE, 4 WIRE

THE 480/277 VOLTS DISTRIBUTION SYSTEM WILL BE REQUIRED TO HANDLE THE ELECTRICAL REQUIREMENTS FOR THE FOLLOWING BUILDING SYSTEMS:

- HEATING VENTILATING AND AIR CONDITIONING SYSTEMS
- ELEVATORS
- SMOKE EVACUATION SYSTEMS
- GENERAL EQUIPMENT LOAD REQUIRING 2 WATTS PER SQ. FT.
- GENERAL FLUORESCENT LIGHTING

THE 208/120 VOLTS DISTRIBUTION SYSTEM WILL BE REQUIRED TO HANDLE THE ELECTRICAL REQUIREMENTS FOR THE FOLLOWING BUILDING AND TENANT NEEDS:

- GENERAL BUILDING OUTLETS
- TENANT SPECIAL OUTLETS (DEDICATED)
- COMPUTER EQUIPMENT

A 25% SPARE LOAD CAPACITY ABOVE THE ADEQUATE CAPACITY FOR THE ABOVE POWER SUPPLY SYSTEMS SHALL BE INCLUDED.

MAIN POWER DISTRIBUTION SWITCHBOARDS, DISTRIBUTION AND LIGHTING PANELBOARDS SHALL BE CIRCUIT BREAKER TYPE WITH COPPER BUSES, THAT ARE PROPERLY RATED TO PROVIDE THE REQUIRED CALCULATED FAULT CIRCUITS. ALL POWER DISTRIBUTION PANELBOARDS WILL BE SUPPLIED WITH SEPARATE EQUIPMENT GROUND BUSES. ALL POWER DISTRIBUTION EQUIPMENT SHALL BE REQUIRED TO HANDLE THE ACTUAL SPECIFIED AND PROJECTED LOADS PLUS 25% SPARE LOAD CAPACITY. DISTRIBUTION PANELS ARE REQUIRED TO ACCOMMODATE CIRCUIT BREAKERS FOR THE ACTUAL CALCULATED NEEDS PLUS 25% SPARE CIRCUITS THAT WILL BE EQUIVALENT TO THE MAJORITY OF OTHER CIRCUIT BREAKERS IN THE PANEL SYSTEM.

ALL TENANT OUTLETS SHALL BE MARKED AND CODED FOR EASE OF TRACING WIRING. ISOLATED GROUND POWER PANELS SHALL BE CIRCUIT BREAKER TYPE EQUIPPED WITH ISOLATED GROUND BUS AND CONNECTED TO AN ISOLATED TRANSFORMER TO PROVIDE CLEAN POWER TO ALL

COMPUTER AND COMMUNICATION EQUIPMENT. THE ELECTRICAL SYSTEM MUST HAVE AN ALLOWANCE OF 10.0 WATTS PER NET USABLE SQUARE FOOT TO ACCOMMODATE OFFICE AUTOMATION EQUIPMENT THROUGHOUT THE SPACE. THIS 10.0 WATTS PER NET USABLE SQUARE FOOT IS INTENDED TO SUPPLY ALL LIGHTING AND POWER IN THE TENANT SPACE WITH THE EXCEPTION OF POWER FOR HVAC EQUIPMENT.

## **ELECTRICAL OUTLETS:**

DATA OUTLETS SHALL BE PROVIDED AT A RATIO OF ONE PER 60 SQUARE FEET.

AUDIO VISUAL OUTLETS SHALL BE PROVIDED AT A RATIO OF ONE PER 10,000 SQUARE FEET.

FOURPLEX (DOUBLE DUPLEX) FLOOR OR WALL OUTLETS SHALL BE PROVIDED IN OFFICE AREAS ON THE BASIS OF ONE (1) PER 120 SQUARE FEET.

DUPLEX FLOOR OR WALL OUTLETS SHALL BE PROVIDED ON THE BASIS OF ONE (1) PER 120 SQUARE FEET. TELEPHONE FLOOR OR WALL OUTLETS SHALL BE PROVIDED ON THE BASIS OF ONE (1) PER 100 SQUARE FEET.

THE RATIO OF FLOOR TO WALL OUTLETS SHOULD BE 20 PERCENT TO 80 PERCENT, RESPECTIVELY. THIS RATIO APPLIES TO ALL POWER, TELEPHONE, DATA, AND AUDIO VISUAL OUTLETS.

ISOLATED GROUND FOURPLEX RECEPTACLES SHALL BE PROVIDED ON THE BASIS OF ONE (1) PER 120 SQUARE FEET.

THE LESSOR MUST INSURE THAT OUTLETS AND ASSOCIATED WIRING (FOR ELECTRICITY, VOICE, AND DATA) TO THE WORKSTATION, WILL BE SAFELY CONCEALED IN RECESSED FLOOR DUCTS, UNDER RAISED FLOORING, BY USE OF FLAT WIRE OR BY A COMPARABLE METHOD ACCEPTABLE TO THE CONTRACTING OFFICER. CABLE ON THE FLOOR SURFACE MUST BE MINIMIZED. POWER POLES ARE NOT ACCEPTABLE. WIRING MUST BE CONCEALED UNDER THE FLOOR. ALL FLOORS MUST HAVE 220 VOLT/SINGLE PHASE/60 HERTZ ELECTRIC SERVICE AVAILABLE. DUPLEX OUTLETS MUST BE CIRCUITED SEPARATELY FROM THE LIGHTING. TELEPHONE FLOOR OR WALL OUTLETS SHALL ALSO BE PROVIDED ON THE BASIS OF ONE (1) PER 60 SQUARE FEET. THE LESSOR MUST INSURE THAT OUTLETS AND ASSOCIATED WIRING (FOR ELECTRICITY, VOICE, AND DATA) TO THE WORKSTATION WILL BE SAFELY CONCEALED IN RECESSED FLOOR DUCTS, UNDER RAISED FLOORING, BY USE OF FLAT WIRE OR BY A COMPARABLE METHOD ACCEPTABLE TO THE CONTRACTING OFFICER. CABLE ON THE FLOOR SURFACE MUST BE MINIMIZED.

AN ISOLATED GROUND RECEPTACLE MUST BE WIRED IN ACCORDANCE WITH FIGURE 22 ON PAGE 39 OF THE FIPS PUBLICATION 94 (COPY ATTACHED). THE RECEPTACLE MUST BE AN ORANGE BODY ISOLATING TYPE RATED AT 120 VOLTS, 20 AMPS. THIS TYPE OF RECEPTACLE WILL BE USED FOR COMPUTER OUTLETS.

A DEDICATED OUTLET IS A GENERAL PURPOSE OUTLET WITH ITS OWN 20 AMP CIRCUIT. NO OTHER DEVICE MAY BE POWERED BY THIS CIRCUIT.

A GROUND FAULT OUTLET MUST BE INSTALLED AT EACH POINT OF SERVICE DESIGNATED AS A GFI LOCATION. AN APPROVED OFI OUTLET WITH TEST AND RESET BUTTON MUST BE USED AT EACH POSITION. A GENERAL PURPOSE OUTLET WITH A STICKER NOTING THAT THE OUTLET IS PART OF A GFI PROTECTED CIRCUIT WILL NOT BE SUFFICIENT.

A TELEPHONE OUTLET CONSISTS OF A PLASTER RING WITH A 3/4" CONDUIT IN THE WALL EXTENDING FROM THE RING TO A POINT ABOVE THE CEILING. THE CONDUIT SHOULD INCLUDE A 90 DEGREE BEND ABOVE THE CEILING AND A PULL STRING.

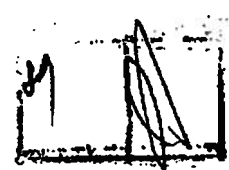
A DATA OUTLET IS THE SAME AS A TELEPHONE OUTLET.

AN AUDIO VISUAL OUTLET IS THE SAME AS A DATA OUTLET.

FLOOR OUTLETS MAY BE ANY TYPE OF OUTLET (ISOLATED GROUND, DEDICATED, GENERAL PURPOSE, TELEPHONE, ETC.) MOUNTED IN THE FLOOR. THE JUNCTION BOX AND FITTINGS MUST BE RECESSED SO THE OUTLET IS FLUSH WITH THE PLANE OF THE FLOOR.

## **71 TELECOMMUNICATIONS**

THE GOVERNMENT RESERVES THE RIGHT TO PROVIDE ITS OWN TELECOMMUNICATION (VOICE AND DATA) SERVICE IN THE SPACE TO BE LEASED. THE GOVERNMENT MAY CONTRACT WITH ANOTHER PARTY TO HAVE INSIDE WIRING AND OTHER TELEPHONE EQUIPMENT INSTALLED OR USE WIRING PROVIDED BY THE LESSOR, IF AVAILABLE. IN ANY CASE, SPACE FOR TELECOMMUNICATION EQUIPMENT SHALL BE PROVIDED BY THE LESSOR. TELECOMMUNICATION SWITCHROOMS, WIRE CLOSETS, AND RELATED SPACES SHALL BE ENCLOSED. THE ENCLOSURE MAY NOT BE USED FOR STORAGE OR OTHER PURPOSES AND SHALL HAVE DOOR(S) FITTED WITH AN AUTOMATIC DEADLOCKING LATCH BOLT WITH A MINIMUM THROW OF 1/2 INCH.



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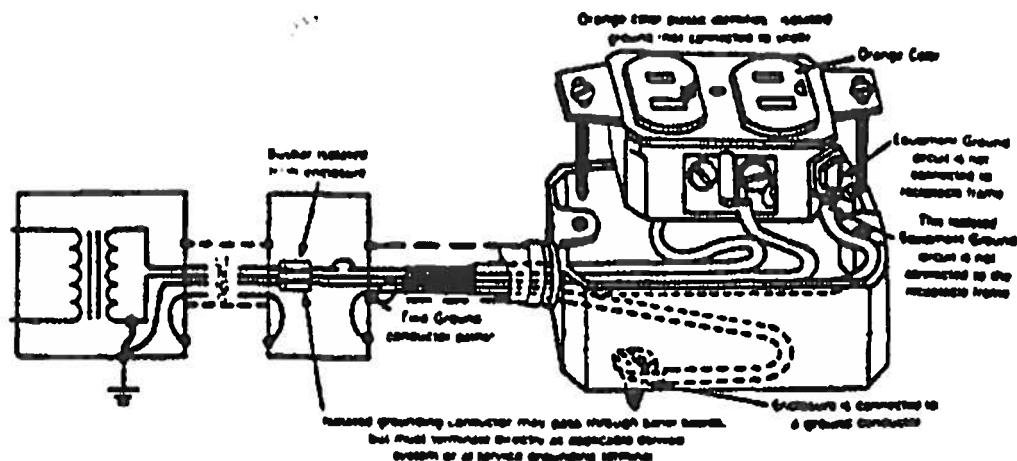


Figure 22. *Isolated ground receptacles:* When installed per National Electric Code Article 250-74, Exception 4, at least two ground conductor paths are required; one for the receptacle ground pin and the other for the receptacle enclosure.

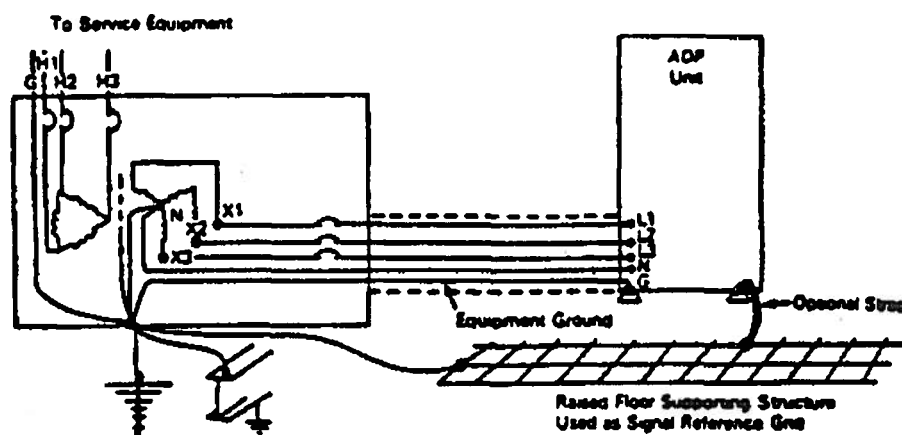


Figure 23. *Grounding ADP units to a grounded reference grid* with optional ground straps can supplement but must never replace equipment ground conductors. Optional ground straps to a suitable signal reference grid are recommended to reduce impulse noise currents in ADP system ground conductors.

It has been stressed that earth electrodes should not be normal paths for ground fault currents in ADP load utilization circuits. However, there may be some sources of ground current in driven earth electrodes associated with the power source. Lightning and switching transients have already been mentioned. In addition, there may be fault sensing and relaying, plus the ground current resulting from multiple ground connections along a current-carrying neutral. Driven earth rods at various points along the neutral will have potential differences between them, thereby providing a source of ground current in these grounds and other grounds which are interconnected with them.

Depending upon the amount of current flowing in a grounding rod, the need for low rod-to-earth effective resistance will vary. If only a few milliamperes are flowing, a 25-ohm ground would most likely be low enough. If many amperes are flowing, it would be important that the heat loss about the grounding rod would not be so great as to dry out the soil and cause the ground resistance to rise. If this occurs or if too much current causes a high voltage drop in the soil around the rod, the back voltage is often rich in electrical noise which is unwanted in ADP sites. The solution is to find and reduce the source of the ground current, if feasible, or add more parallel grounding rods. There should be at least 6 ft from the original driven earthing rod and from each other.

Instrumentation specially designed for measuring the effective resistance of driven earthing rods and buried or concrete-encased conducting grids is available. It should be used rather than ohmmeters or

## 72 LIGHTING: INTERIOR

UNLESS OTHERWISE SPECIFIED IN THIS SFO, GENERAL OFFICE INTERIOR LIGHTING SHALL BE AS FOLLOWS:

MODERN LOW BRIGHTNESS, PARABOLIC TYPE 2' X 4' FLUORESCENT FIXTURES USING NO MORE THAN 2.0 WATTS/SQUARE FOOT SHALL BE PROVIDED. SUCH FIXTURES SHALL BE CAPABLE OF PRODUCING AND MAINTAINING A UNIFORM LIGHTING LEVEL OF 50 FOOT-CANDLES AT WORKING SURFACE HEIGHT THROUGHOUT THE SPACE. A LIGHTING LEVEL OF AT LEAST 20 FOOT-CANDLES AT FOOT LEVEL SHOULD BE MAINTAINED IN CORRIDORS PROVIDING INGRESS AND EGRESS TO THE GOVERNMENT LEASED SPACE. 1 TO 10 FOOT-CANDLES OR MINIMUM LEVELS SUFFICIENT TO ENSURE SAFETY SHOULD BE MAINTAINED IN OTHER NON-WORKING AREAS. WHEN THE SPACE IS NOT IN USE BY THE GOVERNMENT, INTERIOR AND EXTERIOR LIGHTING, EXCEPT THAT ESSENTIAL FOR SAFETY AND SECURITY PURPOSES, SHALL BE TURNED OFF.

BUILDING ENTRANCES AND PARKING AREAS MUST BE LIGHTED, BALLASTS ARE TO BE RAPID-START, THERMALLY PROTECTED, VOLTAGE REGULATING TYPE, UL LISTED AND ETL APPROVED.

OUTDOOR PARKING AREAS SHALL HAVE A MINIMUM OF ONE FOOT-CANDLE OF ILLUMINATION. INDOOR PARKING AREAS SHALL HAVE A MINIMUM OF A 10 FOOT-CANDLE LEVEL OF ILLUMINATION.

## 73 SWITCHES

SWITCHES AND CONTROLS FOR LIGHTING, HEAT, FIRE ALARMS AND ALL SIMILAR CONTROLS OF FREQUENT OR ESSENTIAL USE SHALL BE PLACED NO HIGHER THAN 54 INCHES FROM THE FLOOR WITH 48 INCHES PREFERRED. SWITCHES SHALL BE LOCATED ON COLUMNS OR WALLS BY DOOR OPENINGS. NO MORE THAN 1000 SQUARE FEET OF OPEN SPACE SHALL BE CONTROLLED BY ONE LIGHT SWITCH. THREE WAY LIGHT SWITCHES SHALL BE PROVIDED AT A RATIO OF 1:1100 SQUARE FEET. ONE 2 POLE LIGHT SWITCH WILL BE REQUIRED PER ROOM.

## 74 ELEVATORS

THE LESSOR SHALL PROVIDE SUITABLE PASSENGER AND FREIGHT ELEVATOR SERVICE TO ALL GSA-LEASED SPACE NOT HAVING GROUND LEVEL ACCESS. SERVICE SHALL BE AVAILABLE DURING THE HOURS SPECIFIED IN THE PARAGRAPH 76 ENTITLED "NORMAL HOURS OF OPERATION" BELOW. HOWEVER, ONE ELEVATOR SHALL BE AVAILABLE AT ALL TIMES FOR GOVERNMENT USE. GSA WILL BE GIVEN 24-HOUR ADVANCE NOTICE IF THE SERVICE IS TO BE INTERRUPTED MORE THAN 1-1/2 HOURS. INTERRUPTION SHALL BE SCHEDULED FOR MINIMUM INCONVENIENCE.

### **CODE:**

ELEVATORS SHALL CONFORM TO THE CURRENT EDITIONS OF THE AMERICAN NATIONAL STANDARD A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS. EXCEPT THAT ELEVATOR CABS ARE NOT REQUIRED TO HAVE A VISUAL OR AUDIBLE SIGNAL TO NOTIFY PASSENGERS DURING AUTOMATIC RECALL, AND ELEVATOR LOBBY SMOKE DETECTORS MUST NOT ACTIVATE THE BUILDING FIRE ALARM SYSTEM, BUT MUST SIGNAL THE FIRE DEPARTMENT OR CENTRAL STATION SERVICE AND CAPTURE THE ELEVATORS. THE ELEVATORS SHALL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD A17.2, INSPECTOR'S MANUAL FOR ELEVATORS.

### **CALL BUTTONS:**

FIFTY-FOUR INCHES WITH 48 INCHES PREFERRED IS THE MAXIMUM PERMISSIBLE HEIGHT FOR THE HIGHEST CALL BUTTON INSIDE THE CAB. HOWEVER, THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM INSIDE THE CAB CANNOT EXCEED 48 INCHES FROM THE FLOOR. THE LOBBY CALL BUTTON SHOULD BE CENTERED AT 42 INCHES ABOVE THE FLOOR BUT NO HIGHER THAN 54 INCHES MAXIMUM.

### **SAFETY SYSTEMS:**

ELEVATORS ARE TO BE EQUIPPED WITH TELEPHONES OR OTHER TWO-WAY EMERGENCY SIGNALING SYSTEMS. THE SYSTEM USED SHALL BE MARKED AND REACH AN EMERGENCY COMMUNICATION LOCATION MANNED 24 HOURS PER DAY 7 DAYS PER WEEK.

SERVICES, LOAD CAPACITY, SPEED, EQUIPMENT, HANDLING CAPACITY, ENTRANCE REQUIREMENTS, SIZE AND OTHER SPECIAL REQUIREMENTS FOR PASSENGER AND FREIGHT SERVICE ARE LISTED BELOW.



## **PASSENGER ELEVATORS:**

PASSENGER ELEVATOR SERVICES MUST BE PROVIDED TO ALL LEVELS OF OCCUPIED SPACE. SERVICE SHALL BE AVAILABLE DURING NORMAL WORKING HOURS, AND ONE ELEVATOR BE AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK.

ALL ELEVATORS ARE TO HAVE A MINIMUM LOAD CAPACITY OF 3500 POUNDS.

GEARED OR GEARLESS EQUIPMENT TO BE UTILIZED.

HANDLING CAPACITY IS TO BE DESIGNED TO TRANSPORT IN 5 MINUTES 15% OF THE BUILDING OCCUPANCY TO THE UPPER FLOORS, BASED ON 125 SQUARE FEET PER PERSON. FURTHER, THE DISPATCH INTERVAL BETWEEN ELEVATORS DURING THE UP-PEAK DEMAND SHOULD NOT EXCEED 35 SECONDS.

THE AVERAGE INTERVAL FOR DEPARTURES OF ELEVATOR CARS FROM THE LOBBY IS TO BE DESIGNED FOR 35 SECONDS DURING THE PEAK 5 MINUTE DURATION TIME.

ELEVATOR DOORS WILL BE 3'-6" MINIMUM WIDTH. CENTER OPENING.

## **FREIGHT ELEVATORS:**

FREIGHT ELEVATOR SERVICE MUST BE PROVIDED TO ALL LEVELS OF THE SPACE OCCUPIED BY THE FCC. ALL FREIGHT ELEVATOR SERVICE TO FCC SPACE MUST BE CONTROLLED BY THE FCC AND ONLY USED BY THE FCC. SERVICE MUST BE AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, 365 DAYS PER YEAR.

THE DEDICATED FREIGHT ELEVATOR BANK MUST BE REMOTE FROM THE PASSENGER ELEVATOR BANKS AND MUST NOT DISCHARGE INTO LOBBY AREAS USED FOR PASSENGER ELEVATORS.

IF DEDICATED FREIGHT ELEVATOR SERVICE IS REQUIRED TO MOVE EQUIPMENT AND MATERIALS FROM THE FCC LOADING DOCK TO THE SUPPLY ROOM, PRINT PLANT AND/OR COMPUTER ROOM. ONE SUCH ELEVATOR MUST HAVE A MINIMUM LOAD CAPACITY OF 8,000 POUNDS AND CAB DIMENSIONS OF 8'H X 8'W X 12'D. VERTICAL BI-PARTING DOORS FOR THIS DEDICATED FREIGHT ELEVATOR ARE ALSO REQUIRED.

GENERAL MECHANICAL EQUIPMENT IS ACCEPTABLE.

## **SECTION: SERVICES, UTILITIES, MAINTENANCE**

### **75 GENERAL**

THE LESSOR MUST HAVE A BUILDING SUPERINTENDENT OR A LOCALLY DESIGNATED REPRESENTATIVE AVAILABLE TO PROMPTLY CORRECT DEFICIENCIES.

### **76 NORMAL HOURS OF OPERATION**

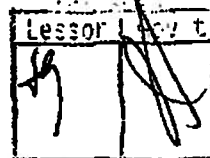
SERVICES, UTILITIES, AND MAINTENANCE WILL BE PROVIDED DAILY, EXTENDING 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY AND SATURDAY 9:00 AM TO 2:00 PM. EXCEPT SUNDAYS AND FEDERAL HOLIDAYS.

### **77 OVERTIME USAGE**

A. THE GOVERNMENT SHALL HAVE ACCESS TO THE LEASED SPACE AT ALL TIMES, INCLUDING THE USE OF ELEVATORS, TOILETS, LIGHTS, AND SMALL BUSINESS MACHINES WITHOUT ADDITIONAL PAYMENT. THE FOLLOWING AREAS SHALL OPERATE 24 HOURS A DAY, 7 DAYS A WEEK WITHOUT ADDITIONAL PAYMENT: THE MAIN COMPUTER ROOM, FOB COMMUNICATIONS ROOM, SATELLITE COMPUTER ROOMS AND PRINT PLANT.

B. WHEN HEATING AND COOLING IS REQUIRED ON AN OVERTIME BASIS, SUCH SERVICES WILL BE ORDERED ORALLY OR IN WRITING BY THE CONTRACTING OFFICER OR GSA BUILDING MANAGER. WHEN ORDERED, SERVICES WILL BE PROVIDED AT THE HOURLY RATE NEGOTIATED PRIOR TO AWARD. COSTS FOR PERSONAL SERVICES SHALL ONLY BE INCLUDED AS AUTHORIZED BY GSA.

\* The overtime utility rate for heating, cooling, and ventilation is \$41.79/hr.



- C. WHEN THE COST OF SERVICE IS \$2,000 OR LESS, THE SERVICE MAY BE ORDERED ORALLY AND AN INVOICE SUBMITTED TO THE OFFICIAL PLACING THE ORDER FOR CERTIFICATION AND PAYMENT. ORDERS FOR SERVICES COSTING MORE THAN \$2,000 WILL BE PLACED USING A GSA FORM 300, ORDER FOR SUPPLIES OR SERVICES. THE CLAUSES ENTITLED "GSAR 552.232-70(A) PAYMENT DUE DATE" AND "GSAR 552.232-72 INVOICE REQUIREMENTS" ON THE GSA FORM 3517, GENERAL CLAUSES, APPLY TO ALL ORDERS FOR OVERTIME SERVICES.
- D. ALL ORDERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THIS LEASE. IN THE EVENT OF A CONFLICT BETWEEN AN ORDER AND THIS LEASE, THE LEASE SHALL CONTROL.

## 78 UTILITIES

THE LESSOR SHALL ENSURE THAT UTILITIES NECESSARY FOR OPERATION ARE AVAILABLE.

## 79 MAINTENANCE AND TESTING OF SYSTEMS

THE LESSOR IS RESPONSIBLE FOR THE TOTAL MAINTENANCE AND REPAIR OF THE LEASED PREMISES IN ACCORDANCE WITH PARAGRAPH 3, GSA FORM 3517. SUCH MAINTENANCE AND REPAIRS INCLUDE SITE AND PRIVATE ACCESS ROADS. ALL EQUIPMENT AND SYSTEMS SHALL BE MAINTAINED TO PROVIDE RELIABLE, ENERGY EFFICIENT SERVICE WITHOUT UNUSUAL INTERRUPTION, DISTURBING NOISES, EXPOSURE TO FIRE OR SAFETY HAZARDS, UNCOMFORTABLE DRAFTS, EXCESSIVE AIR VELOCITIES, OR UNUSUAL EMISSIONS OF DIRT. THE LESSOR'S MAINTENANCE RESPONSIBILITY INCLUDES INITIAL SUPPLY AND REPLACEMENT OF ALL SUPPLIES, MATERIALS AND EQUIPMENT NECESSARY FOR SUCH MAINTENANCE. MAINTENANCE WORK AND THE TESTING AND INSPECTION OF APPROPRIATE EQUIPMENT AND SYSTEMS MUST BE DONE IN ACCORDANCE WITH APPLICABLE CODES, AND INSPECTION CERTIFICATES MUST BE DISPLAYED AS APPROPRIATE. COPIES OF ALL RECORDS IN THIS REGARD SHALL BE FORWARDED TO THE GSA FIELD OFFICE MANAGER OR A DESIGNATED REPRESENTATIVE.

WITHOUT ANY ADDITIONAL CHARGE, THE GOVERNMENT RESERVES THE RIGHT TO REQUIRE THE LESSOR OR HIS REPRESENTATIVE TO TEST ONCE A YEAR, WITH PROPER NOTICE, SUCH SYSTEMS AS FIRE ALARM, SPRINKLER, EMERGENCY GENERATOR, ETC. TO ENSURE PROPER OPERATION. UPON REQUEST, APPROPRIATE OPERATIONS AND MAINTENANCE MANUALS SHALL BE MADE AVAILABLE FOR THE GOVERNMENT'S REVIEW DURING THESE TESTS. THESE TESTS SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CONTRACTING OFFICER.

## 80 SECURITY

THE LESSOR SHALL PROVIDE A LEVEL OF SECURITY WHICH PREVENTS UNAUTHORIZED ENTRY TO THE SPACE LEASED DURING NON-DUTY HOURS AND PREVENTS LOITERING OR DISRUPTIVE ACTS IN AND AROUND THE SPACE LEASED DURING DUTY HOURS.

THE GOVERNMENT RESERVES THE RIGHT TO PROVIDE OR ARRANGE TO PROVIDE ADDITIONAL PROTECTIVE SERVICES CONSISTING OF LAW ENFORCEMENT AND SECURITY ACTIVITIES TO ENSURE THE SAFETY OF ALL VISITORS AND OCCUPANTS OF GOVERNMENT SPACE, TO SAFEGUARD THE GOVERNMENT'S REAL AND PERSONAL PROPERTY AND TO PREVENT INTERFERENCE WITH OR DISRUPTION ON ALL PROPERTY UNDER GOVERNMENT CONTROL. THIS MAY INCLUDE BUT IS NOT LIMITED TO SECURITY GUARD SERVICE AND ALARM SYSTEMS OR DEVICES.

DURING THE MOVE-IN PERIODS, THE OFFERORS MUST PROVIDE PHYSICAL SECURITY TO THE SPACE BY ENSURING THE BUILDING AND INDIVIDUAL FLOORS ARE LOCKED AS NECESSARY TO PROTECT UNATTENDED GOVERNMENT EQUIPMENT DURING BUSINESS AND NON-BUSINESS HOURS. IN ADDITION, OFFERORS MUST PROVIDE GUARD SERVICE AT OPEN DOORS DURING THE MOVE-IN PERIODS TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING AND LEAVING THE BUILDING AND TO PREVENT PERSONS FROM REMOVING GOVERNMENT EQUIPMENT FROM THE BUILDING WITHOUT PROPER AUTHORIZATION.

## 81 SECURITY: ADDITIONAL REQUIREMENTS

THE GOVERNMENT RESERVES THE RIGHT TO REQUIRE THE LESSOR TO SUBMIT COMPLETED FINGERPRINT CHARTS AND PERSONAL HISTORY STATEMENTS FOR EACH EMPLOYEE OF THE LESSOR AS WELL AS EMPLOYEES OF THE LESSOR'S CONTRACTORS OR SUBCONTRACTORS WHO WILL PROVIDE BUILDING OPERATING SERVICES OF A CONTINUING NATURE FOR THE PROPERTY IN WHICH THE LEASED SPACE IS LOCATED.

THE GOVERNMENT MAY ALSO REQUIRE THIS INFORMATION FOR EMPLOYEES OF THE LESSOR, HIS CONTRACTORS, OR SUBCONTRACTORS WHO WILL BE ENGAGED TO PERFORM ALTERATIONS OR EMERGENCY REPAIRS FOR THE PROPERTY.

IF REQUIRED, THE CONTRACTING OFFICER WILL FURNISH THE LESSOR WITH FORM FD-258, "FINGERPRINTING CHART" AND GSA FORM 176, "STATEMENT OF PERSONAL HISTORY" TO BE COMPLETED FOR EACH EMPLOYEE AND RETURNED BY THE LESSOR TO THE CONTRACTING OFFICER OR HIS DESIGNATED REPRESENTATIVE WITHIN 10 WORKING DAYS FROM THE DATE OF THE WRITTEN REQUEST TO DO SO. BASED ON THE INFORMATION FURNISHED, THE GOVERNMENT WILL CONDUCT SECURITY CHECKS OF THE EMPLOYEES. THE CONTRACTING OFFICER WILL ADVISE THE LESSOR IN WRITING IF AN EMPLOYEE IS FOUND TO BE UNSUITABLE OR UNFIT FOR HIS ASSIGNED DUTIES. EFFECTIVE IMMEDIATELY, SUCH AN EMPLOYEE CANNOT WORK OR BE ASSIGNED TO WORK ON THE PROPERTY IN WHICH THE LEASED SPACE IS LOCATED. THE LESSOR WILL BE REQUIRED TO PROVIDE THE SAME DATA WITHIN 10 WORKING DAYS FROM THE ADDITION OF NEW EMPLOYEE(S) TO THE WORKFORCE. IN THE EVENT THE LESSOR'S CONTRACTOR/SUBCONTRACTOR IS SUBSEQUENTLY REPLACED, THE NEW CONTRACTOR/SUBCONTRACTOR IS NOT REQUIRED TO SUBMIT ANOTHER SET OF THESE FORMS FOR EMPLOYEES WHO WERE CLEARED THROUGH THIS PROCESS WHILE EMPLOYED BY THE FORMER CONTRACTOR/SUBCONTRACTOR. THE CONTRACTING OFFICE MAY REQUIRE THE LESSOR TO SUBMIT FORM FD-258 AND GSA FORM 176 FOR EVERY EMPLOYEE COVERED BY THIS CLAUSE ON A 3-YEAR BASIS.

## **82 JANITORIAL SERVICES**

CLEANING IS TO BE PERFORMED AFTER TENANT WORKING HOURS EXCEPT IN THOSE AREAS DESIGNATED IN THIS PARAGRAPH.

### **JANITORIAL WORK QUALITY REQUIREMENTS**

#### **A. SCOPE OF WORK**

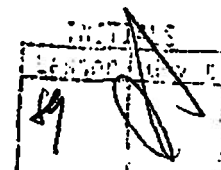
THE CONTRACTOR SHALL PROVIDE MANAGEMENT, SUPERVISION, MANPOWER, EQUIPMENT AND SUPPLIES NECESSARY TO MEET THE QUALITY REQUIREMENTS DESCRIBED HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING DIMENSIONS AND QUANTITIES OF THE VARIOUS TYPES OF SPACE INCLUDED IN THE NET CLEANING AREA.

#### **B. CLEANING SERVICES REQUIRED**

1. THE CONTRACTOR'S PERFORMANCE WILL BE EVALUATED BASED UPON MAINTAINING THE CLEANING QUALITY REQUIREMENTS CONTAINED HEREIN.
2. FOR SECURITY REASONS, SPECIAL ARRANGEMENTS WILL BE MADE WITH THE CONTRACTING OFFICER'S REPRESENTATIVE FOR THOSE AREAS WHICH MUST BE CLEANED DURING DAYTIME HOURS.

#### **C. CUSTODIAL WORK QUALITY REQUIREMENTS**

1. RESTROOMS: (INCLUDING ADJOINING LOUNGE AREAS)
  - a. FLOORS: THE FLOORS, INCLUDING CORNERS AND BASEBOARDS, SHALL BE CLEAN AND DRY, DISINFECTED, AND PRESENT AN OVERALL APPEARANCE OF CLEANLINESS.
  - b. FIXTURES: FIXTURES SHALL BE CLEAN AND BRIGHT. THERE SHALL BE NO OBVIOUS DUST, STAINS, OR ENCRUSTATION. METAL SURFACES SHALL BE KEPT CLEAN AND BRIGHT.
  - c. WASTE RECEPTACLES: WASTE RECEPTACLES AND SANITARY WAPKINS CONTAINERS SHALL BE EMPTIED AND DISINFECTED WITH NEW BAGS INSERTED AT LEAST ONCE DAILY.
  - d. MIRRORS: MIRRORS SHALL BE CLEAN AND FREE OF OBVIOUS SPOTS, STREAKS, OR SOIL SUBSTANCES.
  - e. SUPPLIES: ALL SUPPLY DISPENSERS SHALL BE MAINTAINED TO MEET THE NEEDS OF THE TENANTS AND VISITING POPULATION.
  - f. DUSTING: THERE SHALL BE NO OBVIOUS SIGNS OF DUST ON ANY SURFACE.
  - g. SERVICING AND POLICING: RESTROOMS SHALL BE MAINTAINED FREE OF DISCARDED MATERIALS AND TRASH AND PRESENT AN OVERALL CLEAN APPEARANCE, AND SUPPLY DISPENSERS REFILLED TO MEET OCCUPANTS' NEEDS.
  - h. WALLS, ETC.: OBVIOUS SIGNS OF WATER STAINS, SOIL SUBSTANCES, OR SMUDGES SHALL BE REMOVED FROM ALL SURFACES INCLUDING PARTITIONS AND STALLS, INSURING SANITARY CONDITIONS.



2. ROOM CLEANING: INCLUDES ALL SPACE BEING UTILIZED BY THE OCCUPANTS.

- a. SOLID WASTE COLLECTION: ALL SOLID WASTE GENERATED IN THE BUILDING SHALL BE COLLECTED AND REMOVED TO THE DESIGNATED AREAS AS SPECIFIED BY THE CONTRACTING OFFICER'S REPRESENTATIVE (COR). WASTE RECEPTACLES SHALL BE FREE OF RESIDUE.
- b. ASHTRAYS: ASHTRAYS SHALL BE FREE OF NICOTINE STAINS, CIGARETTE BUTTS, ASHES AND OTHER DEBRIS AND PRESENT A CLEAN APPEARANCE.
- c. BASING: FIXTURES SHALL BE CLEAN AND BRIGHT. THERE SHALL BE NO OBVIOUS DUST, STAINS OR ENCRUSTATION.
- d. MIRRORS: MIRRORS SHALL BE CLEAN AND FREE OF OBVIOUS SPOTS, STREAKS OR SOIL SUBSTANCES.
- e. SUPPLIES: PAPER TOWEL, DRINKING CUP, TOILET SEAT COVERS AND SOAP DISPENSERS SHALL BE FILLED WHEN SUCH DISPENSERS ARE PRESENT.
- f. DUSTING: ALL HORIZONTAL, VERTICAL AND UNDER SURFACES SHALL BE FREE OF OBVIOUS DUST SMUDGES OR SPOTS AND THE CORNERS, CREVICES, MOLDINGS AND LEDGES SHALL BE FREE OF OBVIOUS DUST.


NOTE: IN DUSTING OF HORIZONTAL SURFACES, PAPERS SHALL NOT BE DISTURBED.

- g. INTERIOR GLASS: GLASS SHALL BE CLEAN AND FREE OF DUST, SMUDGES, OR SPOTS.
- h. CARPETING: CARPETED SURFACES SHALL BE MAINTAINED FREE OF OBVIOUS DIRT, DUST AND OTHER DEBRIS.
- i. FLOORS: FLOOR SURFACES SHALL BE MAINTAINED FREE OF DEBRIS OR FOREIGN MATTER. NO DIRT SHALL BE LEFT IN CORNERS OR NEAR BASEBOARDS, BEHIND DOORS OR UNDER FURNITURE. THE FINISHED AREA SHALL HAVE A UNIFORM LUSTRE WITHOUT UNSIGHTLY FINISH BUILDUP.
- j. SPOT CLEANING OF CARPETS: ALL SPILLAGES, DIRT ACCUMULATION OF CRUSTED MATERIAL SHALL BE REMOVED ALONG WITH SPOTS AND STAINS. THERE SHALL BE NO EVIDENCE OF FUZZING CAUSED BY HARSH RUBBING OR BRUSHING. WHEN SPOT CLEANED, AREAS SHALL BLEND WITH THE ADJACENT AREAS OF THE CARPET.
- k. WALLS: SPOTS, SMUDGES OR OTHER FOREIGN MARKINGS SHALL HAVE BEEN REMOVED WITHOUT CAUSING UNSIGHTLY DISCOLORATION TO THE WALL SURFACES.
- l. DESIGNATED SMOKING AREAS: AREAS SHALL BE SERVICED TO PRESENT AN OVERALL CLEAN APPEARANCE, FREE OF DISCARDED MATERIALS. ASHTRAYS SHALL BE FREE OF DISCARDED BUTTS AND ASHES.
- m. MODULAR, SYSTEMS AND CONVENTIONAL FURNITURE: FURNITURE SHALL BE FREE OF DIRT, DUST OR STAINS AND PRESENT AN OVERALL CLEAN APPEARANCE.

3. ENTRANCES, LOBBIES AND CORRIDORS:

- a. FLOORS: FLOOR SURFACES SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS OR FOREIGN MATTER. NO DIRT SHALL BE LEFT IN CORNERS OR NEAR BASEBOARDS, BEHIND DOORS OR UNDER FURNITURE. THE FINISHED AREA SHALL HAVE A UNIFORMLY HIGH LUSTRE WITHOUT UNSIGHTLY FINISH BUILDUP.
- b. CARPETING: CARPETED SURFACES SHALL BE FREE OF OBVIOUS SPOTS, DIRT, DUST AND OTHER DEBRIS.
- c. METAL SURFACES: METAL SURFACES SHALL BE FREE OF SMEARS, SMUDGES OR STAINS. THEY SHALL BE CLEAN, BRIGHT AND POLISHED TO A UNIFORM LUSTRE.
- d. WOOD: WOOD SURFACES SHALL BE FREE OF DIRT, DUST OR STREAKS AND PRESENT A POLISHED FINISH.
- e. DUSTING: ALL HORIZONTAL, VERTICAL AND UNDER SURFACES SHALL BE FREE OF OBVIOUS DUST, SMUDGES OR SPOTS. CORNERS, CREVICES, MOLDINGS AND LEDGES SHALL BE FREE OF OBVIOUS DUST.
- f. GLASS: GLASS SURFACES SHALL BE CLEAN AND FREE OF DUST, SMUDGES, SPOTS OR SOIL SUBSTANCES.
- g. THRESHOLDS: THRESHOLDS SHALL BE CLEAN AND FREE OF OBVIOUS DIRT AND DEBRIS.



- h. MARBLE WALLS AND STONE WAINSCOTING: SURFACES SHALL BE FREE OF ALL SOIL SUBSTANCES.
4. STAIRWAYS
- a. LANDINGS AND TREADS: LANDING AND TREAD SURFACES SHALL BE FREE OF DIRT AND OTHER FOREIGN SUBSTANCES AND SHALL PRESENT AN OVERALL CLEAN APPEARANCE.
  - b. DUSTING: RAILINGS, LEDGES, GRILLES, FIRE APPARATUS AND DOORS SHALL BE FREE OF DUST AND FOREIGN SUBSTANCES AND SHALL PRESENT AN OVERALL CLEAN APPEARANCE.
  - c. GLASS: GLASS SURFACES SHALL BE CLEAN AND FREE OF DUST, SMUDGES, SPOTS OR SOIL SUBSTANCES.
  - d. METAL SURFACES: METAL SURFACES SHALL BE FREE OF SMEARS, SMUDGES OR STAINS. THEY WILL BE CLEAN, BRIGHT AND POLISHED TO A UNIFORM LUSTRE.
  - e. WALL SURFACES: ALL SURFACES SHALL BE FREE OF DIRT, DUST OR STREAKS.
5. LOADING AREA: (INCLUDES PLATFORMS AND DOCKS). LOADING AREAS SHALL BE CLEAN AND FREE OF TRASH, DEBRIS AND FOREIGN MATTER. NO ACCUMULATION OF DEBRIS SHALL BE LEFT IN CORNERS. AREA SHALL BE FREE OF GREASE, TAR, OIL SPOTS, ETC., AND PRESENT AN OVERALL APPEARANCE OF CLEANLINESS.
6. GARAGES, RAMPS AND DRIVEWAYS: AREAS SHALL BE FREE OF TRASH AND OTHER DISCARDED MATERIALS. GREASE, TAR AND OIL SHALL NOT BE ALLOWED TO PERMEATE CONCRETE SURFACES.
7. PASSENGER AND FREIGHT ELEVATORS:
- a. SURFACES: ALL VERTICAL AND HORIZONTAL SURFACES SHALL BE CLEAN AND FREE OF DIRT, DUST, SMUDGES OR OTHER SOIL SUBSTANCES. ALL METAL SURFACES SHALL BE FREE OF SMEARS, SMUDGES OR STAINS. THEY SHALL BE CLEAN, BRIGHT AND POLISHED TO A UNIFORM LUSTRE.
  - b. DOOR TRACK: DOOR TRACKS SHALL BE FREE OF CIGARETTE BUTTS, MATCHES, DIRT OR OTHER FOREIGN MATTER.
  - c. CARPET: ELEVATOR CARPETS SHALL BE FREE OF DIRT OR OTHER DEBRIS.
  - d. FLOORS: FLOOR SURFACES SHALL BE CLEAN AND FREE OF DEBRIS OR FOREIGN MATTER. NO DIRT SHALL BE LEFT IN CORNERS OR NEAR BASEBOARDS. THE FINISHED AREA SHALL HAVE A UNIFORM LUSTRE WITHOUT UNSIGHTLY FINISH BUILDUP.
8. ASH RECEPTACLES: ASH RECEPTACLES SHALL BE FREE OF NICOTINE STAINS, DEBRIS OR SPILLAGES AND PRESENT A CLEAN APPEARANCE.
9. DRINKING FOUNTAIN: THE FIXTURE SURFACES SHALL BE CLEAN AND BRIGHT, FREE OF DUST, STAINS AND STREAKS. FOUNTAINS SHALL BE KEPT FREE OF TRASH, INK, COFFEE GROUNDS, ETC., AND THE NOZZLES KEPT FREE OF ENCRUSTATION. METAL SURFACES SHALL HAVE A POLISHED LUSTROUS APPEARANCE.
10. GUARD BOOTHS: SEE QUALITY REQUIREMENTS OUTLINED ABOVE FOR ROOM CLEANING.
11. EXTERIOR AREAS: (INCLUDES GROUNDS, SIDEWALKS, STEPS, AND PARKING AREAS). ALL AREAS SHALL BE FREE OF TRASH, DEBRIS, SPILLAGE AND OTHER DISCARDED MATERIALS.
12. PUBLIC TELEPHONES: ALL SURFACES SHALL BE CLEAN AND FREE OF DIRT, DUST, SMUDGES, STREAKS, OR OTHER SOIL SUBSTANCES.
13. STORAGE SPACE: FLOORS SHALL BE CLEAN AND FREE OF TRASH AND FOREIGN SUBSTANCES. NO ACCUMULATION OF DEBRIS SHALL BE LEFT IN CORNERS, UNDER FURNITURE OR BEHIND DOORS.
14. ENTRANCE, ELEVATOR, AND WALKOFF MATS: MATS SHALL BE MAINTAINED CLEAN AND FREE OF DIRT, GRIME, STAINS AND EXCESSIVE BUILDUP OR CRUSTED MATERIAL.
15. WINDOWS AND GLASS: GLASS SHALL BE CLEANED ON BOTH SIDES OF ALL EXTERIOR WINDOWS ENCOMPASSING SPANDREL GLASS, GLASS OVER AND IN EXTERIOR AND VESTIBULE DOORS, AND ALL PLATE GLASS AROUND ENTRANCES, LOBBIES AND VESTIBULES. WINDOWS SHALL BE FREE OF DIRT, GRIME, STREAKS AND MOISTURE AND SHALL NOT BE CLOUDY. WINDOW
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BASHES, SILLS, WOODWORK AND OTHER SURROUNDINGS OF INTERIOR GLASS SHALL BE WIPED FREE OF DRIPPINGS AND OTHER WATER MARKS. INTERIOR GLASS SHALL BE CLEAN AND FREE OF DUST, SMUDGES, SPOTS, OR OTHER SUBSTANCES.

16. MINI BLINDS: BOTH SIDES OF MINI BLIND SLATS SHALL BE CLEAN AND FREE OF DUST, DIRT AND WATER SPOTS.
17. HIGH CLEANING: ALL SURFACES APPROXIMATELY 70 INCHES OR MORE FROM THE FLOOR SHALL BE MAINTAINED CLEAN AND FREE OF DUST, FOREIGN MATTER, AND SOIL SUBSTANCES.
18. HEALTH UNIT AND DAY CARE FACILITY:
  - a. GENERAL: EXCEPT AS INDICATED BELOW, QUALITY REQUIREMENTS IN HEALTH CARE UNIT AND DAY CARE FACILITY SHALL BE THE SAME AS ROOM CLEANING AND TO INSURE ALL SAFETY AND HEALTH REGULATIONS ARE MAINTAINED.
  - b. FLOORS: FLOOR SURFACES SHALL BE CLEAN AND FREE OF DEBRIS OR FOREIGN MATTER. THE FINISHED SURFACE SHALL PRESENT A HIGH UNIFORM LUSTRE. WALLS, BASEBOARDS AND OTHER SURFACES INCLUDING EQUIPMENT AND FURNITURE SHALL BE FREE OF SPLASHINGS AND MARKINGS.
  - c. WASTE: ALL WASTE MUST BE REMOVED IN CARTS, CONTAINERS OR BAGS PROVIDED BY THE CLEANING CONTRACTOR UNTIL REMOVAL BY OTHERS.
19. GYMNASIUM, SAUNA, EXERCISE AND LOCKER ROOMS:
  - a. ROOM CLEANING: EXCEPT AS DESCRIBED HEREIN, THE GYMNASIUM, SAUNA, EXERCISE, AND LOCKER ROOMS WILL MEET THE QUALITY REQUIREMENTS DEFINED ABOVE FOR ROOM CLEANING AND TO INSURE ALL SAFETY AND HEALTH REGULATIONS ARE MAINTAINED.
20. UTILITY WORK:
  - a. DAILY: THE WORK REQUIREMENTS FOR UTILITY WORK SHALL BE SPECIFIED BY THE COR AND ACCOMPLISHED IN A TIMELY MANNER.
  - b. THE UTILITY WORK SHALL BE SPECIFIED BY THE COR. THE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING ACTIVITIES:
    - (1) SERVICE MAIN LOBBIES AND HIGH PUBLIC USE AREAS SHALL BE FREE OF ALL PAPER, TRASH, EMPTY BOTTLES AND OTHER DISCARDED MATERIAL. WALL HUNG AND FLOOR TYPE ASH RECEPTACLES SHALL BE NEAT AND PRESENTABLE. THERE SHALL BE NO EVIDENCE OF WADS OF GUM, SPOTS OF TAR, WET AREAS OR FOREIGN SUBSTANCES. DRINKING FOUNTAINS AND GLASS SURFACES SHALL BE TIDY.
    - (2) SERVICING COMPLAINTS AND PERFORMING SPECIAL CLEANING REQUIRED BY VACATING OF SPACE BY BUILDING OCCUPANTS; ALTERATIONS TO THE BUILDING; SPECIAL CONFERENCES; CLEANUP WORK MADE NECESSARY BY TOILET FLOODS; AND SIMILAR OCCURRENCES.
    - (3) ASSISTING IN LOADING, UNLOADING, AND DISTRIBUTION OF SUPPLIES.

#### TRASH OR SOLID WASTE DISPOSAL/REMOVAL REQUIREMENTS

##### A. EXTENT OF WORK

FURNISH ALL NECESSARY LABOR, EQUIPMENT AND SUPERVISION TO PROVIDE SOLID WASTE DISPOSAL AND/OR REMOVAL SERVICES AS OUTLINED HEREIN. OVERFLOW OF TRASH FROM CONTAINERS SHALL BE PICKED UP FROM THE FLOOR OF THE AREA USED TO COLLECT THE SOLID WASTE.

##### B. DISPOSAL FACILITY

IT IS THE DESIRE OF THE GOVERNMENT THAT ALL SOLID WASTE COLLECTED AS A REQUIREMENT OF THIS CONTRACT SHALL BE REMOVED FROM THE PREMISES AND TRANSPORTED TO A PROCESSING FACILITY FOR THE PURPOSE OF REMANUFACTURING OR RECYCLING TO THE EXTENT AVAILABLE. ALL SOLID WASTE NOT TRANSPORTED TO A FACILITY FOR REMANUFACTURE OR RECYCLING SHALL BE DISPOSED OF ONLY THROUGH A SOLID WASTE DISPOSAL FACILITY THAT HAS BEEN CERTIFIED BY THE APPROPRIATE AGENCY RESPONSIBLE FOR SOLID WASTE MANAGEMENT, OR BY THE ENVIRONMENTAL PROTECTION AGENCY.

*The Government shall be responsible for trash removal associated with its initial move-in.*

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## INSECT AND RODENT CONTROL REQUIREMENTS

### A. SCOPE OF WORK

FURNISH SERVICES NECESSARY TO EXTERMINATE RODENTS AND INSECTS USING ONLY THOSE PESTICIDES WHICH COMPLY WITH THE PROVISION OF THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT (7 USC, 136 ET SEQ.) AS AMENDED BY THE FEDERAL ENVIRONMENTAL PESTICIDE CONTROL ACT OF 1972, PUBLIC LAW 92-516 (86 STAT. 973), AND THE REGULATIONS ISSUED THEREUNDER.

1. PROGRAMS FOR THE CONTROL OF ALL RODENTS, INSECTS, ETC. SHALL BE CONTINUALLY IN EFFECT. THERE SHALL BE NO OBVIOUS SIGNS OF ANY OF THESE INFESTATIONS.
2. INSECT CONTROL IS DEFINED AS THOSE MEASURES WHICH ARE NECESSARY TO SUPPRESS CRAWLING AND FLYING INSECT POPULATIONS INCLUDING ARACHNIDS WITHIN THE BUILDING AND ADJOINING TERRAIN OF THE FEDERAL FACILITY COVERED BY THIS CONTRACT THROUGH THE USE OF PROPERLY REGISTERED AND LABELED PESTICIDE PRODUCTS AND APPROVED DEVICES.
3. RODENT CONTROL IS DEFINED AS THOSE MEASURES NECESSARY TO SUPPRESS POPULATIONS OF RATS, MICE, AND/OR ANY OTHER MAMMALIAN SPECIES WHICH BECOME A PEST WITHIN THE BUILDING AND ALL ADJOINING TERRAIN OF THE FEDERAL PREMISES COVERED BY THIS CONTRACT.
4. THE RODENT/INSECT CONTROL MEASURES REQUIRED OF THE CONTRACTOR INCLUDE REPELLING, TRAPPING, AND POISONING PROGRAMS DIRECTED AT PROVIDING ENVIRONMENTALLY SAFE SPACE FOR FEDERAL AGENCY PERSONNEL.
5. RODENT HOLES IN LAWN AND SHRUBBERY SHALL BE FILLED BY THE CONTRACTOR.

### B. FREQUENCIES

1. FIRST MONTH OF CONTRACT: A THOROUGH INSPECTION OF THE PREMISES SHALL BE CONDUCTED TO LOCATE ANY INFESTATION AND INTENSIVE TREATMENT MADE TO ELIMINATE ANY EXISTING PROBLEMS.
2. INSPECTIONS AND TREATMENT SHALL BE ACCOMPLISHED AS NEEDED FOR THE DURATION OF THE CONTRACT.
3. RESPONSES TO COMPLAINTS SHALL BE MADE WITHIN 24 HOURS.

### C. SAFETY PRECAUTIONS

ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN A SAFE AND HAZARD FREE MANNER. IN ORDER TO SAFEGUARD BOTH LIFE AND PROPERTY, THE CONTRACTOR WILL ADHERE TO THE FOLLOWING:

1. PRIOR TO USE, A LIST OF ALL PESTICIDES TO BE USED SHALL BE SUBMITTED TO THE CONTRACTING OFFICER'S REPRESENTATIVE.
2. AT THE AUTHORIZATION OF THE CONTRACTING OFFICER'S REPRESENTATIVE, SERVICES WHICH DO NOT ADVERSELY AFFECT TENANT PRODUCTIVITY OR EMPLOYEE HEALTH MAY BE PERFORMED DURING REGULAR WORK HOURS OF OPERATION.
3. ALL CONTAINERS HOLDING PESTICIDES SHALL BE PROPERLY LABELED WITH THE NAME AND STRENGTH OF THE CHEMICAL AGENT THEREIN.
4. IF COMBUSTIBLE MATERIALS ARE TO BE STORED ON THE PREMISES, THEY MUST BE LABELED WITH THE FIRE HAZARD POTENTIAL OF THE MATERIALS AND STORED IN LOCKED METAL CABINETS.
5. APPROPRIATE PROTECTIVE CLOTHING AND GEAR CONSISTENT WITH THE TYPE OF PESTICIDE BEING USED SHALL BE PROVIDED AND WORN DURING APPLICATION. PROTECTIVE CLOTHING, EQUIPMENT, AND DEVICES SHALL, AS A MINIMUM, CONFORM TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR THE PRODUCTS BEING USED.
6. IF POISONED BAITS ARE USED, THE CONTRACTING OFFICER'S REPRESENTATIVE SHALL BE NOTIFIED IN ADVANCE OF THE DATES AND LOCATIONS IN WHICH SUCH BAITS WILL BE PRESENT.
7. THE CONTRACTOR SHALL BE CERTIFIED FOR PEST CONTROL AS REQUIRED BY LAW.

### D. DEVICES



**D. DEVICES**

APPROVED MECHANICAL OR ELECTRONIC DEVICES MAY BE INTEGRATED WITH PESTICIDE PROGRAMS WITH THE CONCURRENCE OF THE GOVERNMENT.

**E. WORK REPORTS**

DURING THE TREATMENT PERIODS, THE CONTRACTOR WILL SUBMIT A DAILY REPORT TO THE CONTRACTING OFFICER'S REPRESENTATIVE OF THE WORK PERFORMED. THIS REPORT SHALL STATE THE LOCATION IN THE BUILDING, CONDITIONS FOUND, REMEDIAL ACTION TAKEN, AND THE RESULTS OBTAINED.

**LAWN AND GROUNDS MAINTENANCE REQUIREMENTS**

**A. MOWING**

MOW LAWNS TO MAINTAIN ALL GRASS AREAS IN A WELL GROOMED MANNER AT ALL TIMES.

**B. TRIMMING**

TRIM AROUND TREES, SHRUBS, FENCES, MONUMENTS, FLAGPOLES, WALLS, ETC. TRIMMING SHALL BE ACCOMPLISHED EACH TIME THE GRASS IS CUT. ALL GRASS GROWTH SHALL HAVE BEEN REMOVED FROM AROUND APPROPRIATE AREAS AND TRIMMED TO THE SAME HEIGHT AS FOR GRASS CUTTING.

**C. EDGING**

GRASS ADJACENT TO ASPHALT OR CONCRETE WALLS OR DRIVEWAYS SHALL BE CONTROLLED.

**D. WEED CONTROL**

WEEDS ON BUILDING GROUNDS SHALL BE CONTROLLED OR ELIMINATED IN ORDER TO PRESENT A NEAT, WELL MAINTAINED APPEARANCE AT ALL TIMES.

**E. WATERING**

LAWN AREAS AND SHRUBS SHALL SHOW NO SIGNS OF EXCESS DRYNESS.

**F. FERTILIZING**

LAWN AREAS SHALL HAVE A HEALTHY COLOR AND APPEARANCE.

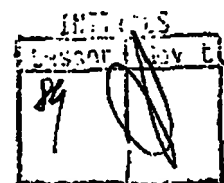
**G. RAKING**

FENCE AREAS, SHRUB BEDS, FLOWER BEDS, TURF AREAS, SIDEWALKS, CUTTERS, ROADWAYS AND OTHER SURFACES SHALL BE FREE OF LEAVES.

**SNOW REMOVAL REQUIREMENTS**

**A. SERVICES REQUIRED**

1. REMOVE SNOW AND ICE FROM ALL ENTRANCES, EXITS, STEPS AND LANDINGS, FIRE HYDRANTS, FIRE HOSE CONNECTIONS, SIDEWALKS, VEHICULAR COURTS, PARKING AREAS AND APPROACHES BEFORE THE BUILDING OCCUPANTS REPORT FOR WORK. THE SPECIFIED AREAS SHALL BE FREE OF SNOW AND ICE ACCUMULATIONS AND ALL HAZARDOUS CONDITIONS DUE TO THE WEATHER SHALL BE ELIMINATED. NO SNOW IS TO BE DUMPED ON OR NEAR TREES, SHRUBBERY, GROUND COVER, GRASS AREAS OR FLOWER BEDS.
2. THE CONTRACTOR SHALL FURNISH THE CONTRACTING OFFICER'S REPRESENTATIVE WITH A LIST OF TELEPHONE NUMBERS WHERE EITHER HE OR HIS AUTHORIZED REPRESENTATIVES MAY BE CONTACTED 7 DAYS PER WEEK AT ANY HOUR OF THE DAY OR NIGHT.
3. THE CONTRACTOR SHALL FURNISH THE NECESSARY TOOLS, SUPPLIES AND EQUIPMENT, INCLUDING HEAVY EQUIPMENT, SNOW SHOVELS, AND OTHER ITEMS DETERMINED TO BE NEEDED FOR SNOW REMOVAL PROGRAM.



4. CHEMICALS AND/OR SAND SHALL BE USED TO REDUCE SAFETY HAZARDS DUE TO ICE AND SNOW. ALL CHEMICALS USED SHALL BE IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.

#### **DAILY:**

PROVIDE DAYTIME CLEANING FOR THE FOLLOWING AREAS AS SPECIFIED:

- SUPPLY ROOM - DAILY TRASH PICK-UP AND VACUUM
- MAIL ROOM - DAILY TRASH PICK-UP AND VACUUM
- FEE ROOM - DAILY TRASH PICK-UP AND VACUUM
- PERSONNEL RECORDS AREA - DAILY TRASH PICK-UP AND VACUUM TWICE A DAY
- OFFICE OF SECRETARY - DAILY TRASH PICK-UP AND VACUUM
- PUBLIC REFERENCE ROOM(S) - DAILY MID-DAY TRASH PICK-UP AND VACUUM IF NEEDED
- SECURITY OFFICE - DAILY TRASH PICK-UP AND VACUUM
- PROCUREMENT OFFICE - DAILY TRASH PICK-UP AND VACUUM
- PAYROLL OFFICE - DAILY TRASH PICK-UP AND VACUUM
- CREDIT UNION - DAILY TRASH PICK-UP AND VACUUM
- HEALTH UNIT - DAILY TRASH PICK-UP AND VACUUM IF NEEDED
- FOB COMMUNICATIONS ROOM - DAILY TRASH PICK-UP AND CLEAN BATHROOM
- MANAGING DIRECTOR'S OFFICE - DAILY TRASH PICK-UP AND VACUUM
- AUDIO VISUAL ROOM - DAILY TRASH PICK-UP AND VACUUM
- AUDIO VISUAL STORAGE ROOM - DAILY TRASH PICK-UP

#### **83 SCHEDULE OF PERIODIC SERVICES**

WITHIN 60 DAYS AFTER OCCUPANCY BY THE GOVERNMENT, THE LESSOR SHALL PROVIDE THE CONTRACTING OFFICER WITH A DETAILED WRITTEN SCHEDULE OF PERIODIC SERVICES AND MAINTENANCE TO BE PERFORMED.